S8885-2-U

BAGGS, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The beautiful and scenic Little Snake River Valley where Baggs is located lies along the Wyoming-Colorado border in southern Carbon County. The Valley, whose economy is based on agriculture and the energy industry, is a place where tourists can revisit the "Old West." The town was established by Maggie and George Baggs in the early 1870s. They brought the first cattle into the Baggs area, down the River west of the present town of Baggs. The first area post office was established in Baggs in 1879.

LOCATION

Major Cities/Distance

Denver 325 Salt Lake City 375 Phoenix 2,045 Seattle 1,000
San Francisco 1,032 Chicago 1,342 Dallas 1,122 New York 2,177

POPULATION

	CITY	COUNTY
1980	433	21,896
1985	377	17,950
1989	300	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 35.8° (July) 65.6
Precipitation: Annual Average 4.94" Humidity: Annual Average 60%
Annual Average Rainfall 4.94" Annual Average Snowfall 34.3"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,245 Feet

GOVERNMENT

Type: Mayor-Council
Police Department: Fulltime 1 Volunteer na
Fire Department: Fulltime 0 Volunteer 6 Insurance Rating: 8
911: Yes X No ___ Building Codes: na
Planning Commission: Yes X No ___ Business License Required: Yes - No -
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ___ No X

TAXES
(Local)

Assessed Valuation: City: $650,047 County: $301,367,153
Tax Levy (mills) City: 13.62 County: 31.22 Schools: 34.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#,Schools	1	comb w/HS	comb w/JHS	0	0
T-P Ratio	22:1	19:1	19:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 1,200

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 1 Jewish: 0 Other: 2

Commercial: Shopping Centers: 0

Hotel/Motels: 2 Total rooms: 52

RV Parks: 1 Total Spaces: 20

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 1 Dentists: 0

Ambulance Service: Yes: X No: ____

Communications: Newspapers: 1 Daily: 1 Weekly: 0

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No: ____

Telephone Service Provider: Dubois Telephone Exchange

Post Offices: 1 Class: Third Overnight Mail Services: 1

Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 1 other: 0

Area Attractions/Distance: Movies, bowling, skating, swimming, golf, 45 m.

Cultural Attractions: Library, park, dude ranching, Bed-Breakfast facilities, Bank Bar Club (National Historic Site)

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	202	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	24	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Yampa Valley Contact: na Telephone # 824-6593

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: Mountain Fuel Contact: na Telephone # 800-231-8874

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Baggs Contact: na Telephone # 383-7335

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes - No - Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $900

Sewer: Treatment plant: 3 cell aerated lagoon system Tap Fees: $500

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No

TRANSPORTATION

Major Highways: WY 789, 70 Nearest Interstate 50 miles

Railroad: none

Trucking Firms/distance to nearest terminal Craig, CO, 49 m.

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes No X Tower: Yes No X

Instrument Landing System: Yes No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes No X

Parcel Service: U. P. S. Distance to Terminal: 75 miles

Bus Service: none

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 10

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Ranching	Cattle/Sheep	-
Sixteen local retail businesses	Miscellaneous	48
School District #1	Education	-

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

BASIN, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The town of "Basin City" was founded in 1896 by Winfield S. Collins expressly to be the county seat of newly created Big Horn County. The town grew fast in its first years. It was incorporated in 1902 and "City" was dropped from the name by the government. Basin is the center for one of the richest irrigated farming areas in the state. This community is one of the pioneers in the entire northwwest in the use of natural gas for heating and lighting. The petroleum natural gas resources of the area remain important.

LOCATION

Major Cities/Distance

Denver 471 Salt Lake City 432 Phoenix 1,083 Seattle 1,002
San Francisco 1,190 Chicago 1,279 Dallas 1,245 New York 2,007

POPULATION

	CITY	COUNTY
1980	1,349	11,896
1985	1,272	11,256
1989	1,264	11,189

CLIMATE

Temperature: Annual Average na Monthly Average (January) 12.0 (July) 71.2
Precipitation: Annual Average 6.67" Humidity: Annual Average 50%
Annual Average Rainfall 6.67" Annual Average Snowfall 17.3"
Sunshine Days: na Average Growing Season: 157 days
Elevation: 3,880 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime 3 Volunteer 0
Fire Department: Fulltime 0 Volunteer 20 Insurance Rating: 6
911: Yes X No
Building Codes: yes
Planning Commission: Yes X No
Business License Required: Yes No X
Zoning Regulations: Yes X No
Industrial Plan Approval: Yes X No

TAXES
(Local)

Assessed Valuation: City: $2,578,612 County: $101,272,893
Tax Levy (mills) City: .093 County: na Schools: .025

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	23:1	23:1	23:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 65,000

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 3 Jewish: 0 Other: 1

Commercial: Shopping Centers: 0

Hotel/Motels: 1 Total rooms: 7

RV Parks: 1 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 1 Beds: 28

Nursing Homes: 2 Total Rooms: 152 beds

Doctors: 1 Dentists: 1

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: Second Overnight Mail Services: 1

Recreation: baseball fields: 2 tennis courts: 1 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 1

recreation center: 0 number of parks: 1 other: 0

Area Attractions/Distance: Cloud Peak Wilderness, Big Horn National Forest, Antelope Butte Ski Lodge, Big Horn County Fair

Cultural Attractions: parks

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,219	na	na	$ na	na	na	na
Mobile Home	775	na	na	$ na	na	na	na
Multi Family	331	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Rocky Mt. Generation Contact: na Telephone # na

Maximum generating capacity: na peak load: 2,500 KW Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: WY Gas Company Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Basin Contact: na Telephone # na

Maximum daily capacity: 1.5 M (GD-Gallons/Day) Peak daily demand: 2.4 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: 60 pounds

Loop System: Yes - No - Industrial rates: na Tap Fees: $125

Sewer: Treatment plant: Lagoon Tap Fees: $125

Present load: .45 M (GD) Capacity: 2 M (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 14, 16, 20 Nearest Interstate 195 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal none

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes ___ No X Tower: Yes ___ No X

Instrument Landing System: Yes X No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ___ No X

Parcel Service: none Distance to Terminal: na

Bus Service: Cody Bus Line

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): na

Total work force: na Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries			
Mining	-	-	-
Construction	-	-	-
Manufacturing	-	-	-
Trans. Comm. & Utilities	-	-	-
Wholesale Trade	-	-	-
Retail Trade	-	-	-
Finance, Insurance, Real Estate	-	-	-
Services	-	-	-
Public Administration	-	-	-

Major Industry/Resources:

Major Employers	Product	No. Employees

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.

LOCAL CONTACT

Town of Basin
P.O. Box 599
Basin, WY 82410

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

BUFFALO, WYOMING
1989
COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 390 Salt Lake City 512 Phoenix 1,232 Seattle 990

San Francisco 1,250 Chicago 1,104 Dallas 1,172 New York 1,915

POPULATION

	CITY	COUNTY
1980	3,799	6,700
1985	3,689	6,507
1989	3,642	6,423

CLIMATE

Temperature: Annual Average 48.4 Monthly Average (January) 27.6 (July) 69.3

Precipitation: Annual Average 13.54" Humidity: Annual Average 48%

Annual Average Rainfall 13.54" Annual Average Snowfall 44"

Sunshine Days: 252 Average Growing Season: 115 days

Elevation: 4,645 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime X Volunteer na

Fire Department: Fulltime na Volunteer X Insurance Rating: 7

911: Yes X No ____ Building Codes: yes

Planning Commission: Yes X No ____ Business License Required: Yes - No -

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes ____ No X

City Only

TAXES
(Local)

Assessed Valuation: City: $10,254,364 County: $90,824,801

Tax Levy (mills) City: 67.19 County: 60.02 Schools: na

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#;Schools	1	1	1	-	1
T-P Ratio	12:1	11:1	10:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 20,000

Day Care Centers: 2

Churches: Catholic: 1 Protestant: 14 Jewish: 0 Other: 3

Commercial: Shopping Centers: 0

Hotel/Motels: 13 Total rooms: 324

RV Parks: 3 Total Spaces: 189

Conventions Facilities: 1 Capacity: 350

Medical Facilities: Hospitals: 1 Beds: 29

Nursing Homes: 1 Total Rooms: 54 beds

Doctors: 3 Dentists: 3

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 1

Recreation: baseball fields: 4 tennis courts: 4 swimming pools: 2

golf courses: 1 bike paths: 1 soccer fields: 4

skating rinks: 1 movie theaters: 0 outdoor movies: 0

recreation center: 1 number of parks: 2 other: 0

Area Attractions/Distance: Downhill Skiing, 46 m.; Mountain Experiences, 3 m.; Lake DaSmet, 10 m.; Fort Phil Kearney, 13 m.; TA Ranch, 15 m.; Carousel; 8.5 mile Clear Creek Walking Trail

Cultural Attractions: Theatre - Music Group; Arts Council/Basque Festival

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ 50,000	1284	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	46	0	46	$ 250/mo	46	0	46
Senior Housing	35	0	35	$ na	50	0	50
Other ______	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Jon McDowell Telephone # 684-7311

Maximum generating capacity: 12 MW peak load: na Loop System: Yes - No X

Industrial rates: Over 10KW = $8 basic charge + $.5/KW for each KW - 10

Natural Gas: Suppliers: MDU Contact: Mickey Schultz Telephone # 684-7525

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $115 base rate + $3,367/decatherm @ 14.73 PSIA

Water: Supplier: City of Buffalo Contact: Ken Gross Telephone # 684-5566

Maximum daily capacity: 5.8 million (GD-Gallons/Day) Peak daily demand: 2.8 million (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: over 70,000 gallons: ss per 1,000 Tap Fees: .75"/$500 to 6" $30,000

Sewer: Treatment plant: Aerated Lagoon System Tap Fees: at connectors expense

Present load: 1 M (GD) Capacity: 2 M (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: US 16, I-25, I-90 Nearest Interstate adjacent miles

Railroad: none

Trucking Firms/distance to nearest terminal North Park Trans, 110m.; Edson Express, 110m.; Trade Street Enterprises

Airport: Johnson County Airport

Runway Length: 6,158 feet Type of Surface: asphalt

Lights: Yes ____ No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: U. P. S., Post Office Distance to Terminal: local

Bus Service: Powder River Transportation

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 3,600 Average unemployment rate: 4.5%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	0	0	0
Mining	20	254	440
Construction	27	88	328
Manufacturing	12	49	225
Trans. Comm. & Utilities	19	173	371
Wholesale Trade	10	21	317
Retail Trade	64	420	156
Finance, Insurance, Real Estate	17	87	394
Services	73	674	283
Public Administration	16	124	287

Major Industry/Resources:

Major Employers	Product	No. Employees
Cross Roads Inn	Service	55
Stafford Well Service	Oil Service	47
Veterans Home of WY	Health	39
Johnson County School District	Education	206
JC Memorial Hospital	Health	126
Johnson County	Government	58

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Marlyn Black	684-5566

LOCAL CONTACT

Big Horn Economic Development Commission
Attn: Marlyn Black
P.O. Box 124
Buffalo, WY 82834
307-684-5566

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

CODY, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Cody, located 52 miles from the East Entrance to Yellowstone National Park, was founded in 1887 by Colonel William F. "Buffalo Bill" Cody. Cody continues to prosper with its diverse economy, which includes oil/minerals, agriculture and tourism. Oil was discovered near Cody in 1904 and several large producing fields are still located nearby. When the Buffalo Bill Dam, located just west of Cody, was completed in 1910, it was the highest dam in the world. In 1989, the dam will be raised by 25 feet. Year-round recreational opportunities are almost limitless in Cody and the surrounding mountains, forest and wilderness areas.

LOCATION

Major Cities/Distance

Denver 500 Salt Lake City 500 Phoenix 1,200 Seattle 856

San Francisco 1,200 Chicago 1,492 Dallas 1,306 New York 2,300

POPULATION

	CITY	COUNTY
1980	7,316	21,639
1985	7,610	22,515
1989	8,043	23,407

CLIMATE

Temperature: Annual Average 46.0 Monthly Average (January) 23.4 (July) 66.0

Precipitation: Annual Average 7.40" Humidity: Annual Average 50%

Annual Average Rainfall 7.40" Annual Average Snowfall 12.0"

Sunshine Days: 300 Average Growing Season: 120 days

Elevation: 5,095 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 16 Volunteer 0

Fire Department: Fulltime 0 Volunteer 30 Insurance Rating: 5

911: Yes X No ____ Building Codes: U.B.C

Planning Commission: Yes X No ____ Business License Required: Yes transit No X

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes ____ No X

TAXES
(Local)

Assessed Valuation: City: $25,925,000 County: $382,167,833

Tax Levy (mills) City: 72.45 County: 66.00 Schools: 25.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	5	1	1	1	2
T-P Ratio	19:1	16:1	12:1	na	5:1

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 70,000

Day Care Centers: 31

Churches: Catholic: 1 Protestant: 20 Jewish: 0 Other: 2

Commercial: Shopping Centers: 1

Hotel/Motels: 35 Total rooms: 1,096

RV Parks: 10 Total Spaces: 755

Conventions Facilities: 2 Capacity: 800

Medical Facilities: Hospitals: 1 Beds: 42

Nursing Homes: 1 Total Rooms: 105 beds

Doctors: 28 Dentists: 8

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: Bi-weekly

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 3

Recreation: baseball fields: 8 tennis courts: 8 swimming pools: 2

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 1 movie theaters: 1 outdoor movies: 1

recreation center: 1 number of parks: 9 other: 1

Area Attractions/Distance: Yellowstone Nat'l Park, 52m.; Old Trail Town, local; Buffalo Bill Dam and Reservoir, local; Cody 4th July Stampede, local

Cultural Attractions: Buffalo Bill Historical Center, Buffalo Bill Art Show, Cody Country Art League, Plains Indian Pow Wow, Foundation for North American Wild Sheep, Cody Mural

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,400	na	na	$ 122,000	na	na	na
Mobile Home	250	na	na	$ na	na	na	na
Multi Family	650	na	na	$ na	na	na	na
Senior Housing	46	na	na	$ na	na	na	na
Other low income	80	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: W.M.P.A. Contact: City Telephone # 527-7511

Maximum generating capacity: 39.25 MW peak load: 12,324 KW Loop System: Yes - No -

Industrial rates: $8.72 monthly minimum commercial rate

Natural Gas: Suppliers: Great Falls Gas Contact: Cody Gas Telephone # 587-4281

Maximum capacity: 14,500 (mcf) peak demand: 10,000 (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $2.90 per mcf

Water: Supplier: City of Cody Contact: City Telephone # 527-7511

Maximum daily capacity: 3.5 M (GD-Gallons/Day) Peak daily demand: 2.5 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: 41 p.s.

Loop System: Yes X No ____ Industrial rates: $6.41 first 3,000 gallons Tap Fees: 250

Sewer: Treatment plant: Big Bubble Aeration Tap Fees: $500

Present load: 5 M (GD) Capacity: 16 M (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: US 14, 16, 20; WY 120, 291 Nearest Interstate 90 miles

Railroad: Burlington Northern Spur

Trucking Firms/distance to nearest terminal Edson Express, local; North Park Trans, 23m.; Dick Jones Trucking, 23m.

Airport: Yellowstone Regional Airport

Runway Length: 8,500 feet Type of Surface: asphalt

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: United Express, Continental Express, Mesa

Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: U.P.S. Distance to Terminal: 500 miles

Bus Service: Cody Bus Lines, Powder River Transportation

Public Transportation: Senior Citizen Bus, Cody Connection Taxi

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 12,695 Average unemployment rate: 7.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	31	156	234.01
Mining	45	865	645.49
Construction	127	610	336.95
Manufacturing	31	444	324.35
Trans. Comm. & Utilities	54	445	465.55
Wholesale Trade	66	327	356.73
Retail Trade	194	1,549	186.57
Finance, Insurance, Real Estate	55	293	398.19
Services	284	2,811	296.07
Public Administration	27	410	-

Major Industry/Resources:

Major Employers	Product	No. Employees
Marathon Oil Company	Oil	80
West Park Hospital	Health	100
School District #6	Education	130
Y-Tex Corporation	Plastic Eartags	96
Celotex Corporation	Dry Wall	59
Buffalo Bill Historical Center	Museum	75

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Cody Economic Development Council	587-2297

LOCAL CONTACT

Cody Economic Development Council
Rick Wilder, Director

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

DIXON, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Dixon, a small town of about 72, is a ranching community with some farming. It is located about 7 miles east of Baggs on Highway 70. Bob Dixon, a rancher in the area, was the town's namesake. The once thriving village boasted a bank, gas station, cafe, bar, post office and several stores.

LOCATION

Major Cities/Distance

Denver 325 Salt Lake City 407 Phoenix 2,077 Seattle 693

San Francisco 1,034 Chicago 1,349 Dallas 1,129 New York 2,184

POPULATION

	CITY	COUNTY
1980	82	21,896
1985	72	17,950
1989	80	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 35.8 (July) 67.6

Precipitation: Annual Average 4.94" Humidity: Annual Average

Annual Average Rainfall 4.94" Annual Average Snowfall 41.5"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,323 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime na Volunteer na Insurance Rating: 8

911: Yes X No Building Codes: na

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

TAXES
(Local)

Assessed Valuation: City: $126,930 County: $301,367,153

Tax Levy (mills) City: 8.00 County: 31.22 Schools: 34.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#.Schools	0	0	0	0	0
T-P Ratio	na	na	na	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462   U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: 0

Day Care Centers: 0

Churches: Catholic: 0 Protestant: 1 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 0 Total rooms: 0

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 0 Dentists: 0

Ambulance Service: Yes: X No:

Communications: Newspapers: 2 Daily: 2 Weekly: 0

Radio Stations: AM: 1 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: Valley Telephone

Post Offices: 1 Class: Fourth Overnight Mail Services: 1

Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 1 other: 0

Area Attractions/Distance: Sierra Madre Mountains, Medicine Bow National Forest - Hunting, Fishing, Camping, Bed-Breakfast ranches

Cultural Attractions: Stockgrowers Bank (National Historic building), Savery Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	72	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Yampa Valley Contact: na Telephone # 824-6593

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: Propane/Butane Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Dixon Contact: na Telephone # 838-2510

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes - No - Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $500

Sewer: Treatment plant: Lagoon Tap Fees: $300

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No

TRANSPORTATION

Major Highways: WY 70 Nearest Interstate 55 miles

Railroad: none

Trucking Firms/distance to nearest terminal Craig, CO, 42 m.

Airport: Dixon Airport

Runway Length: 7,900 feet Type of Surface: asphalt

Lights: Yes X No Tower: Yes No X

Instrument Landing System: Yes No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes No X

Parcel Service: U. P. S. Distance to Terminal: 83 miles

Bus Service: none

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 0

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Ranching	Cattle/Sheep	-
Four local retail businesses	Miscellaneous	-

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

ELK MOUNTAIN, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Among early visitors to this area were trappers and mountain men traveling to the Green River Rendezvous in 1825. The town of Elk Mountain was known as "The Crossing" to pioneers using the Overland Trail. Because of the prime location on the Medicine Bow River, settlers began to homestead and the town grew to serve the ranchers and the travelers.

LOCATION

Major Cities/Distance

Denver 200 Salt Lake City 400 Phoenix 2,070 Seattle 1,100
San Francisco 1,082 Chicago 1,217 Dallas 997 New York 2,052

POPULATION

	CITY	COUNTY
1980	338	21,896
1985	287	17,950
1989	225	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 22.5 (July) 63.5
Precipitation: Annual Average 8.64" Humidity: Annual Average
Annual Average Rainfall 8.64" Annual Average Snowfall 62.0"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 7,145 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime na Volunteer na
Fire Department: Fulltime 0 Volunteer 13 Insurance Rating: na
911: Yes X No Building Codes: na
Planning Commission: Yes No X Business License Required: Yes - No -
Zoning Regulations: Yes No X Industrial Plan Approval: Yes No X

TAXES
(Local)

Assessed Valuation: City: $325,566 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
# Schools	1	0	0	0	0
T-P Ratio	7:1	na	na	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 1,200

Day Care Centers: 0

Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 1

Commercial: Shopping Centers: 0

Hotel/Motels: 1 Total rooms: 10

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 0 Dentists: 0

Ambulance Service: Yes: X No: ____

Communications: Newspapers: 2 Daily: 2 Weekly: 0

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: ____ No: X

Telephone Service Provider: U.S. West

Post Offices: 1 Class: Fourth Overnight Mail Services: 1

Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 1 other: 0

Area Attractions/Distance: Hanna Recreation Center, 15 m.; Medicine Bow National Forest for hunting, camping, fishing, 10 m.

Cultural Attractions: Elk Mountain Hotel (circa 1916); library

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	80	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	0	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P & L Contact: na Telephone # 327-5206

Maximum generating capacity: unlimited peak load: na Loop System: Yes - No -

Industrial rates: multiple options - readily available

Natural Gas: Suppliers: Propane Gas Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Elk Mountain Contact: na Telephone # 348-7387

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: $400-500 commercial Tap Fees: ____

Sewer: Treatment plant: Lagoon System Tap Fees: $500-750

Present load: na (GD) Capacity: 200,000 (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: I-80 Nearest Interstate 3 miles

Railroad: none

Trucking Firms/distance to nearest terminal none

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes ____ No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U. P. S. Distance to Terminal: 45 miles

Bus Service: none

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 0

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Ranching	Cattle/Sheep	-
Two local retail businesses	Miscellaneous	5
Highway Department	Highway Maintaince/Patrol	10
School District #2	Education	14
Mining	Coal/Uranium	12

INDUSTRIAL PROPERTIES

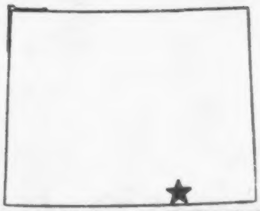
Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



ENCAMPMENT, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Nestled at the base of the Sierra Madre Mountain Range, Encampment is approximately 21 miles south of Saratoga on Highway 70. Encampment was founded in 1898 after Ed Haggerty discovered copper at the Ferris and Haggerty Mine. The small town went on to play an important role in the copper mining boom from 1898 to 1910. At one time, Encampment had a population of nearly 10,000 and was considered as a location for the state capitol.

LOCATION

Major Cities/Distance

Denver 247 Salt Lake City 250 Phoenix 2,075 Seattle 1,300

San Francisco 1,250 Chicago 1,264 Dallas 1,044 New York 2,099

POPULATION

	CITY	COUNTY
1980	611	21,896
1985	539	17,950
1989	685	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 20.6 (July) 62.0

Precipitation: Annual Average 10.83" Humidity: Annual Average ____

Annual Average Rainfall 10.83" Annual Average Snowfall 12.2"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 7,323 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime na Volunteer na Insurance Rating: 9

911: Yes X No ____ Building Codes: na

Planning Commission: Yes X No ____ Business License Required: Yes - No -

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes ____ No X

TAXES
(Local)

Assessed Valuation: City: $975,461 County: $30,367,153

Tax Levy (mills) City: 9.50 County: 31.22 Schools: 31.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#.Schools	1	1-comb w/H.S.	1-comb w/J.H.	0	0
T-P Ratio	18:1	18:1	18:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,600

Day Care Centers: 1

Churches: Catholic: 1 Protestant: 4 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 1 Total rooms: 10

RV Parks: 1 Total Spaces: 8

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 1 Dentists: 0

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: Second Overnight Mail Services: 1

Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 3 other: 0

Area Attractions/Distance. Football games, 80 m.; boating/fishing, local; movies, 60 m.; bowling, 49 m.; Hog Park Reservoir

Cultural Attractions: Museum, park, library, Woodchoppers Jamboree - Rodeo, Sierra Madre Winter Carnival, Medicine Bow National Forest

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	300	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other ______	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P and L Contact: na Telephone # 326-5206

Maximum generating capacity: unlimited peak load: na Loop System: Yes - No -

Industrial rates: multiple options - readily available

Natural Gas: Suppliers: na Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Encampment Contact: na Telephone # 327-5501

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes - No - Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $1200

Sewer: Treatment plant: Aerated Lagoon Tap Fees: $800

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: WY 230, 70 Nearest Interstate 37 miles

Railroad: none

Trucking Firms/distance to nearest terminal Neuman Transit, Smith Transfer, 60m.

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes ____ No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U. P. S. Distance to Terminal: 60 miles

Bus Service: none

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Hammer Sawmill	Lumber	45
Fourteen local retail businesses	Miscellaneous	24
Forest Service	Forest Management	40
School District #2	Education	52

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

EVANSTON , WYOMING
1989
COMMUNITY PROFILE

HISTORY

Evanston was founded in 1868 as a frontier camp for construction of the Union Pacific Railroad. By 1871, with the construction of a roundhouse and machine shops, the town's permanency was assured, and it soon became the shipping center for cattle from Wyoming, Utah, and Montana. Later, a large Chinese population lived in Evanston to work in the Almy Coal Mines and on the UP track. More recently, Evanston was the center of oil and gas activity in the Overthrust Belt.

LOCATION

Major Cities/Distance

Denver 465 Salt Lake City 79 Phoenix 734 Seattle 937
San Francisco 839 Chicago 1,360 Dallas 1,166 New York 2,190

POPULATION

	CITY	COUNTY
1980	6,421	13,021
1985	10,523	18,396
1989	11,893	20,791

CLIMATE

Temperature: Annual Average 55.4 Monthly Average (January) 31.5 (July) 82.7
Precipitation: Annual Average 10.7" Humidity: Annual Average 5%
Annual Average Rainfall 10.7" Annual Average Snowfall 59.1"
Sunshine Days: 300 Average Growing Season: 90 days
Elevation: 6,700 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime 23 Volunteer 0
Fire Department: Fulltime 5 Volunteer 40 Insurance Rating: 4
911: Yes X No ____ Building Codes: na
Planning Commission: Yes X No ____ Business License Required: Yes X No ____
Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No ____

TAXES
(Local)

Assessed Valuation: City: $33,044,065 County: $517,069,189
Tax Levy (mills) City: 8.00 County: 13.00 Schools: 54.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	4	2	1	1	0
T-P Ratio	15:1	13:1	15:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 28,282

Day Care Centers: 2

Churches: Catholic: 1 Protestant: 18 Jewish: 0 Other: 5

Commercial: Shopping Centers: 4

Hotel/Motels: 15 Total rooms: 1,193

RV Parks: 4 Total Spaces: 285

Conventions Facilities: 6 Capacity: 650

Medical Facilities: Hospitals: 1 Beds: 42

Nursing Homes: 1 Total Rooms: 60

Doctors: 14 Dentists: 8

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: Bi-weekly

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: Mountain Bell

Post Offices: 1 Class: First Overnight Mail Services: 5

Recreation: baseball fields: 6 tennis courts: 6 swimming pools: 4

golf courses: 1 bike paths: 0 soccer fields: 6

skating rinks: 1 movie theaters: 5 outdoor movies: 0

recreation center: 1 number of parks: 14 other: 3

Area Attractions/Distance: Uinta County Museum, Wyoming Downs Pari-mutual Racing, Eagle Rock Ski Area, 60 miles to major Utah ski resorts; Cowboy Days Rodeo (Labor Day weekend); Chili Cookoff (June)

Cultural Attractions: Uinta County Museum, Community Concerts and Plays, Fort Bridger Historical Site, Arts and Crafts Shows; Bear River Mountain Man Rendezvous

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,706	3,130	576	$ na	320	295	25
Mobile Home	2,015	1,530	485	$ na	31	21	10
Multi Family	897	85	812	$ na	79	4	75
Senior Housing	na	na	na	$ na	na	na	na
Other ______	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah Power Contact: Scott Rhees Telephone # 789-2446

Maximum generating capacity: 3.016 peak load: 2.175 Loop System: Yes X No -

Industrial rates: na

Natural Gas: Suppliers: Mountain Fuel Contact: Leonard Hansen Telephone # 362-2642

Maximum capacity: 961 (mcf) peak demand: 320 (mcf)

Rating: 1000.39 Btu/cf

Industrial rates: na

Water: Supplier: City of Evanston Contact: City Hall Telephone # 789-9690

Maximum daily capacity: 8 M (GD-Gallons/Day) Peak daily demand: 5-6 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: 75 psi

Loop System: Yes X No - Industrial rates: 4"-$51/mo.; 6"-$89/mo.; + $1.20/100 gal consumed Tap Fees: vary

Sewer: Treatment plant: Oxidation Ditch Tap Fees: vary

Present load: 2.5 M (GD) Capacity: 8 M (GD)

Solid Waste Disposal Available: Yes ____ No ____

TRANSPORTATION

Major Highways: I-80; WY 89, 150 Nearest Interstate Adjacent miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Consolidated Freightways, North Park Transportation, Edson Express, Valley Cargo (all local terminals)

Airport: Evanston Municipal Airport

Runway Length: 7,300 feet Type of Surface: concrete

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes X No ____

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: U.P.S. Distance to Terminal: local

Bus Service: Greyhound

Public Transportation: none

Express Service: Federal Express, Pony Express, Airborne Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 9,000 Average unemployment rate: 9.0%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	49	1,191	619
Mining	65	685	425
Construction	16	218	340
Manufacturing	46	405	524
Trans. Comm. & Utilities	44	215	496
Wholesale Trade	118	1,403	183
Retail Trade	37	179	331
Finance, Insurance, Real Estate	158	2,443	301
Services	24	532	351
Public Administration	-	-	-

Major Industry/Resources:

Major Employers	Product	No. Employees
Uinta County School District #1	Education	384
WY State Hospital	Health	400
Amoco Production Company	Oil/Gas	255
Chevron USA	Oil/Gas	230
City of Evanston	Government	100
Uinta County	Government	258

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
UCEDC	789-4261

LOCAL CONTACT

Uinta County
Economic Development Commission
225 9th Street
Evanston, WY 82930
(307) 789-4261

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

GLENROCK, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Glenrock was founded in 1909. It is 25 miles east of Casper and 25 miles west of Douglas. The Oregon Trail came through Glenrock on the way West during the 1800's.

LOCATION

Major Cities/Distance

Denver 252 Salt Lake City 490 Phoenix 841 Seattle 767
San Francisco na Chicago 1,200 Dallas 906 New York 1,940

POPULATION

	CITY	COUNTY
1980	2,736	14,069
1985	2,488	12,825
1989	2,302	11,866

CLIMATE

Temperature: Annual Average 50 Monthly Average (January) 23.0 (July) 70.0
Precipitation: Annual Average 5.70" Humidity: Annual Average na
Annual Average Rainfall 5.70" Annual Average Snowfall 40.0"
Sunshine Days: 328 Average Growing Season: 120 days
Elevation: 5,090 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime X Volunteer na
Fire Department: Fulltime na Volunteer X Insurance Rating: na
911: Yes X No ___ Building Codes: yes
Planning Commission: Yes X No ___ Business License Required: Yes X No ___
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ___ No X

TAXES
(Local)

Assessed Valuation: City: $4,698,152 County: $211,092,638
Tax Levy (mills) City: 8.00 County: 12.00 Schools: 25.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#/Schools	1	1	1	0	0
T-P Ratio	21:1	16:1	14:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 26,118

Day Care Centers: 4

Churches: Catholic: 1 Protestant: 8 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 3 Total rooms: 45

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 1 Dentists: 1

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 0 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 3

Recreation: baseball fields: 5 tennis courts: 2 swimming pools: 2

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 1 outdoor movies: 0

recreation center: 0 number of parks: 6 other: 0

Area Attractions/Distance: Deer Creek Station, Deer Creek Days in July

Cultural Attractions: Paisley Shawl-Higgins Hotel, Rock in the Glen

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	772	750	22	$ na	35	30	5
Mobile Home	91	81	10	$ na	4	0	4
Multi Family	61	31	30	$ na	2	2	0
Senior Housing	na	na	na	$ na	na	na	na
Other ______	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: na Telephone # na

Maximum generating capacity: 750 peak load: 830 Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: KN Energy Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: percentage of use

Water: Supplier: Town of Glenrock Contact: na Telephone # na

Maximum daily capacity: 1.5 M (GD-Gallons/Day) Peak daily demand: 1.67 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $900

Sewer: Treatment plant: Lagoon Tap Fees: $800

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: I-25; WY 20, 26 Nearest Interstate 3 miles

Railroad: Chicago Northwestern, Burlington Northern

Trucking Firms/distance to nearest terminal Edson, 25m.; Rocky Mountain, 25m.; UPS, 25m.

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes - No - Tower: Yes - No -

Instrument Landing System: Yes - No -

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U.P.S. Distance to Terminal: 25 miles

Bus Service: Powder River

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: na Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	-	-	-
Mining	-	-	-
Construction	2	23	580.00
Manufacturing	-	-	-
Trans. Comm. & Utilities	5	541	560.00
Wholesale Trade	1	2	186.80
Retail Trade	22	154	186.80
Finance, Insurance, Real Estate	8	18	474.80
Services	30	150	206.80
Public Administration	1	21	420.00

Major Industry/Resources:

Major Employers	Product	No. Employees
Dave Johnston Power Plant	Electricity	257
School System	Education	90
Glenrock Coal	Coal	181
Town of Glenrock	Government	21

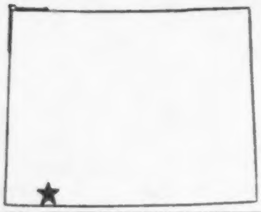
INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Fran Larson	436-2716

LOCAL CONTACT

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



GREEN RIVER, WYOMING

1989

COMMUNITY PROFILE

HISTORY

Green River is one of the oldest communities in the state. It was first incorporated in 1868 under Dakota Territory, then in May of 1891 was incorporated under the laws of the State of Wyoming. The railroad gave the area its first boom and in 1875, Green River became the County Seat of Sweetwater County. In the 1950's the mining industry became important to Green River and has been steadily increasing through the early 1980's.

LOCATION

Major Cities/Distance

Denver 358 Salt Lake City 175 Phoenix 880 Seattle 1,001

San Francisco 919 Chicago 1,241 Dallas 1,149 New York 2,072

POPULATION

	CITY	COUNTY
1980	12,807	41,723
1985	12,023	39,120
1989	13,015	42,347

CLIMATE

Temperature: Annual Average 43.2 Monthly Average (January) 13.9 (July) 69.0

Precipitation: Annual Average 8.7" Humidity: Annual Average 45%

Annual Average Rainfall 5.5" Annual Average Snowfall 34.9"

Sunshine Days: 237 Average Growing Season: 106 days

Elevation: 6,100 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 31 Volunteer 0

Fire Department: Fulltime 1 Volunteer 35 Insurance Rating: 4

911: Yes X No Building Codes: na

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

TAXES
(Local)

Assessed Valuation: City: $26,655,329 County: $864,228,850

Tax Levy (mills) City: 9.00 County: 12.22 Schools: 74.83

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	6	2	1	1	1
T-P Ratio	16:1	16:1	16:1	16:1	16:1

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 60,552

Day Care Centers: 4

Churches: Catholic: 1 Protestant: 15 Jewish: 1 Other: 3

Commercial: Shopping Centers: 3

Hotel/Motels: 7 Total rooms: 174

RV Parks: 1 Total Spaces: 53

Conventions Facilities: 2 Capacity: 550

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 1 Total Rooms: 59

Doctors: 5 Dentists: 6

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 1

Recreation: baseball fields: 10 tennis courts: 10 swimming pools: 2

golf courses: 1 bike paths: 0 soccer fields: 3

skating rinks: 0 movie theaters: 1 outdoor movies: 0

recreation center: 1 number of parks: 16 other: 26

Area Attractions/Distance: Seedskadee National Wildlife Refuge, 37m.; Flaming Gorge National Recreation Area, 22m.; Expedition Island, local; Sheep Creek Geological Area, 60m.

Cultural Attractions: County Museum, Flaming Gorge Days, Nutcracker Ballet, Peter the Wolf and Coppelia Ballet

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P and L Contact: na Telephone # na

Maximum generating capacity: 4.042 MW peak load: 40.732 MW Loop System: Yes - No -

Industrial rates: basic charge 100 KW or less $155/KW

Natural Gas: Suppliers: Mountain Fuel Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 1,040 Btu/cf

Industrial rates: negotiated - average $2.70/MCF

Water: Supplier: Joint Powers Water Contact: na Telephone # na

Maximum daily capacity: 23 M (GD-Gallons/Day) Peak daily demand: 14 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: ¾" meter, 8.71 min.; 1.745 c/cf to 402 cf Tap Fees: ¾"-2", $50, 3" actual

Sewer: Treatment plant: City of Green River Tap Fees: $8.75 for ¾"

Present load: 1 M (GD) Capacity: 1.5 M (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: I-80; WY 372, 530 Nearest Interstate 1 miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Yellow Freight, Edson Express, NPT 16 miles

Airport: Sweetwater County Airport

Runway Length: 10,000 feet Type of Surface: asphalt/concrete

Lights: Yes X No ____ Tower: Yes X No ____

Instrument Landing System: Yes X No ____

Airlines serving area: Continental Express

Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: U.P.S. Distance to Terminal: 16

Bus Service: Greyhound Lines

Public Transportation: none

Express Service: Federal Express, Pony Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 10,497 square (county)

Total work force: 18,153 (county) Average unemployment rate: 7.1% (county)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	331	4,587	313
Mining	58	4,511	806
Construction	170	1,207	493
Manufacturing	21	492	489
Trans. Comm. & Utilities	82	1,592	561
Wholesale Trade	93	700	550
Retail Trade	250	2,998	199
Finance, Insurance, Real Estate	3	438	360
Services	-	-	-
Public Administration	1	100	349

Major Industry/Resources:

Major Employers	Product	No. Employees
FMC	Soda Ash	1,024
General Chemical	Soda Ash	650
Stauffer Chemical	Soda Ash	500
T.G. Soda Ash, Inc.	Soda Ash	350
Tenneco Minerals	Soda Ash	296
Church and Dwight	Baking Soda	165

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
na	na

LOCAL CONTACT

Norman Stark, Clerk/Treasurer
City of Green River
50 East Second North
Green River, WY 82935

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

GREYBULL, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Greybull was established in 1909 as a railroad town for CB&Q Railroad. The town name was derived from the Greybull River, which is said to have been named for an albino buffalo held sacred by the Indians.

LOCATION

Major Cities/Distance

Denver 431 Salt Lake City 422 Phoenix 1,186 Seattle 941

San Francisco 1,159 Chicago 1,352 Dallas 1,280 New York 2,171

POPULATION

	CITY	COUNTY
1980	2,277	11,896
1985	2,151	11,256
1989	2,138	11,189

CLIMATE

Temperature: Annual Average 45.9 Monthly Average (January) 15.0 (July) 72.0

Precipitation: Annual Average 5.27" Humidity: Annual Average 55%

Annual Average Rainfall 5.27" Annual Average Snowfall 16.1"

Sunshine Days: na Average Growing Season: 157 days

Elevation: 3,768 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime na Volunteer na Insurance Rating: 7

911: Yes - No - Building Codes: na

Planning Commission: Yes X No ___ Business License Required: Yes - No -

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___

TAXES
(Local)

Assessed Valuation: City: $4,045,071 County: $101,272,893

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 25.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: na

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	14:1	14:1	10:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 14,400

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 14 Jewish: 0 Other: 1

Commercial: Shopping Centers: 0

Hotel/Motels: 7 Total rooms: 110

RV Parks: 2 Total Spaces: 99

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 1 Beds: 28

Nursing Homes: 1 Total Rooms: 25

Doctors: 2 Dentists: 1

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: Second Overnight Mail Services: 1

Recreation: baseball fields: 7 tennis courts: 1 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 1 movie theaters: 0 outdoor movies: 0

recreation center: 1 number of parks: 2 other: 0

Area Attractions/Distance: Sheep Mountain, 10 m.; Big Horn Mountains and Ski Area, 32 m.; Devils Kitchen, 5m.

Cultural Attractions: Buffalo Bill Museum, 54 m.; Entrance to Yellowstone National Park, 110 m.; Greybull Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	914	na	na	$ na	na	na	na
Mobile Home	52	na	na	$ na	na	na	na
Multi Family	35	na	na	$ na	na	na	na
Senior Housing	16	na	na	$ na	na	na	na
Other	na	nc	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P and L Contact: na Telephone # na

Maximum generating capacity: 4.1 MW peak load: 3 MW Loop System: Yes - No -

Industrial rates: 3,000 kw or less $660 + .5/kw over 3,000 $810 + .45

Natural Gas: Suppliers: Williston Basin Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: 1.709 M (mcf)

Rating: 1,000 Btu/cf

Industrial rates: First 300 mcf-4.96904, over 300 mcf-4.86904

Water: Supplier: Town of Greybull Contact: na Telephone # na

Maximum daily capacity: .850 M (GD-Gallons/Day) Peak daily demand: 1.1 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $1500

Sewer: Treatment plant: Lagoon Tap Fees: $200

Present load: .160 M (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 14.16,20 Nearest Interstate 100 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Dan Brown Trucking, 1m.; Edson Express, 32m.; North Park, 32m.

Airport: South Big Horn County Airport

Runway Length: 6,300 Type of Surface: asphalt

Lights: Yes X No ___ Tower: Yes ___ No X

Instrument Landing System: Yes X No ___

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ___

Parcel Service: U.P.S. Distance to Terminal: na

Bus Service: Cody Bus Line

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 5,062 Average unemployment rate: 11%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	1	9	281.60
Mining	2	112	360.00
Construction	-	-	289.60
Manufacturing	-	-	231.20
Trans. Comm. & Utilities	4	-	300.80
Wholesale Trade	-	-	292.80
Retail Trade	35	140	160.00
Finance, Insurance, Real Estate	5	9	548.40
Services	-	-	188.00
Public Administration	3	25	280.00

Major Industry/Resources:

Major Employers	Product	No. Employees
M.I. Drilling	Bentonite	60
Wyo-Ben	Bentonite	52
Burlington Northern	Railroad	88
Hawkins and Powers	Aviation	80
School District	Education	87
-	-	-

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Town of Greybull	765-9431

LOCAL CONTACT

na

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

HANNA , WYOMING
1989
COMMUNITY PROFILE

HISTORY The town of Hanna, Wyoming owes its founding, initial growth, decline and its resurgence to man's changing perceptions of the value of the large deposits of low sulfur coal in the immediate vicinity. While Hanna was not the first settlement to spring up next to coal seams in this area of Wyoming, it has outlasted others because of the extent of the coal deposits in the area.

LOCATION

Major Cities/Distance

Denver 220 Salt Lake City 330 Phoenix 2,060 Seattle 1,100

San Francisco 1,079 Chicago 1,227 Dallas 1,077 New York 2,062

POPULATION

	CITY	COUNTY
1980	2,288	21,896
1985	1,472	17,950
1989	1,400	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 22.5 (July) 63.5

Precipitation: Annual Average 8.64" Humidity: Annual Average ____

Annual Average Rainfall 8.64" Annual Average Snowfall 62.0"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,777 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 7 Volunteer 0

Fire Department: Fulltime 0 Volunteer 14 Insurance Rating: 5

911: Yes X No ____ Building Codes: yes

Planning Commission: Yes X No ____ Business License Required: Yes ____ No X

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No ____

TAXES
(Local)

Assessed Valuation: City: $2,647,674 County: $301,367,153

Tax Levy (mills) City: 9.00 County: 31.22 Schools: 31.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	1-comb w/H.S.	1-comb w/J.H.	0	0
T-P Ratio	18:1	11:1	11:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,600

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 1

Commercial: Shopping Centers: 9

Hotel/Motels: 1 Total rooms: 20

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 1 Dentists: 0

Ambulance Service: Yes: X No:

Communications: Newspapers: 2 Daily: 1 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: Second Overnight Mail Services: 1

Recreation: baseball fields: 2 tennis courts: 1 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 1

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 1 number of parks: 2 other: 0

Area Attractions/Distance: Movies, bowling, concerts, plays, 40 m.

Cultural Attractions: Library, park, recreation center

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	834	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	2	na	na	$ na	na	na	na
Other ____	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P and L Contact: PP&L Telephone # 324-2761

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: $0.032 per kilowatt hour

Natural Gas: Suppliers: Northern Gas Contact: Northern Gas Telephone # 324-2723

Maximum capacity: 5 M (mcf) peak demand: 3.7 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $3.83 MCF

Water: Supplier: Town of Hanna Contact: Town of Hanna Telephone # 325-9424

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: 1 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $400

Sewer: Treatment plant: Surge Lagoon System Tap Fees: $350

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: US 30; I-80 Nearest Interstate 12 miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Neuman Transit, Smith Transfer, 40m.

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes ____ No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U. P. S. Distance to Terminal: 40

Bus Service: Greyhound

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Mines	Coal	-
25 local retail businesses	Miscellaneous	-
Grocery Store	Food Items	12
School District #2	Education	30

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

KEMMERER, WYOMING
1989
COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 442 Salt Lake City 132 Phoenix 780 Seattle 968

San Francisco 884 Chicago 1,388 Dallas 1,211 New York 2,160

POPULATION

	CITY	COUNTY
1980	3,273	12,177
1985	4,342	14,975
1989	4,164	14,361

CLIMATE

Temperature: Annual Average 34 Monthly Average (January) 14.1 (July) 61.2

Precipitation: Annual Average 12.76" Humidity: Annual Average 24%

Annual Average Rainfall 12.76" Annual Average Snowfall 57.9"

Sunshine Days: na Average Growing Season: 60 days

Elevation: 6,927 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime 0 Volunteer 24 Insurance Rating: 6

911: Yes - No - Building Codes: na

Planning Commission: Yes X No ___ Business License Required: Yes - No -

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___

TAXES
(Local)

Assessed Valuation: City: $7,421,508 County: $271,144,462

Tax Levy (mills) City: 7.63 County: 10.81 Schools: 34.16

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#,Schools	3	1	1	0	0
T-P Ratio	17:1	10:1	11:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 30,000

Day Care Centers: 2

Churches: Catholic: 1 Protestant: 7 Jewish: 0 Other: 2

Commercial: Shopping Centers: 0

Hotel/Motels: 11 Total rooms: 325

RV Parks: 1 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 1 Beds: 18

Nursing Homes: 0 Total Rooms: 0

Doctors: 3 Dentists: 3

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 1 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 3 Class: First Overnight Mail Services: 0

Recreation: baseball fields: 6 tennis courts: 9 swimming pools: 2

golf courses: 1 bike paths: 0 soccer fields: 2

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 1 number of parks: 3 other: 1

Area Attractions/Distance: Fossil Butte National Monument, 10 m.; Fort Bridger, 50 m.; Yellowstone National Park, 217 m.

Cultural Attractions: J.C. Penney Home, Kemmerer Museum, Turn of the Century Days, Fossil Country Frontier Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	898	na	na	$ na	na	na	na
Mobile Home	355	na	na	$ na	na	na	na
Multi Family	199	na	na	$ na	na	na	na
Senior Housing	20	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah Power and Light Contact: na Telephone # na

Maximum generating capacity: 735 MW peak load: 5 MW Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: WY Industrial Gas Contact: na Telephone # na

Maximum capacity: na (mcf) peak demand: 2,200 (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $0.328284/therm

Water: Supplier: Municipal Contact: na Telephone # na

Maximum daily capacity: 3.472 M (GD-Gallons/Day) Peak daily demand: 1.5 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $750 per ¾" to $25,000 per 8"

Sewer: Treatment plant: Municipal Tap Fees: $750/4"-$2,500/8"

Present load: .58 M (GD) Capacity: 1.5 M (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: US 30; WY 189 Nearest Interstate 37 miles

Railroad: Union Pacific Freight

Trucking Firms/distance to nearest terminal Valley Cargo, 50m.; Consolidated Freightways, North Park, local

Airport: ____

Runway Length: 7,050 feet Type of Surface: asphalt

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U.P.S. Distance to Terminal: 50 miles

Bus Service: none

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 5,913 (county) Average unemployment rate: 10%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	-	-	-
Mining	20	547	750
Construction	64	459	455
Manufacturing	30	506	398
Trans. Comm. & Utilities	27	484	560
Wholesale Trade	24	63	368
Retail Trade	100	711	158
Finance, Insurance, Real Estate	26	167	303
Services	107	1,074	395
Public Administration	28	340	303

Major Industry/Resources:

Major Employers	Product	No. Employees
Pittsburg and Midway Coal	Coal	369
Utah Power and Light	Electricity	219
Food Machinery Corporation	Coal/Coke	175
Exxon, USA	Natural Gas	170
Stauffer Chemical	Phosphate	20
Northwest Pipeline Corporation	Natural Gas	39

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Dave Fagnant,	
Chairman Economic Development Commission	877-3988

LOCAL CONTACT

Steven Golnar
City Administrator
Kemmerer, WY 83101
877-6412

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

LANDER, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The settlement of Lander began in 1812 when South Pass was discovered. In 1884 Lander was incorporated and made the county seat. The cattle and sheep industries have supported the city since its beginning. Oil was discovered and the first claim made in 1873. In the 1920's Lander was known as the gateway to Yellowstone Park and is still the most scenic way to the Park.

LOCATION

Major Cities/Distance

Denver 369 Salt Lake City 304 Phoenix 1,019 Seattle 1,060
San Francisco 1,072 Chicago 1,207 Dallas 1,156 New York 1,865

POPULATION

	CITY	COUNTY
1980	7,867	38,992
1985	7,472	34,120
1989	8,058	36,798

CLIMATE

Temperature: Annual Average 44.4 Monthly Average (January) 16.9 (July) 70.3
Precipitation: Annual Average 15.03" Humidity: Annual Average 47%
Annual Average Rainfall 15.03" Annual Average Snowfall 120.1"
Sunshine Days: 113.2 Average Growing Season: 125 days
Elevation: 5,357 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime na Volunteer na
Fire Department: Fulltime 0 Volunteer 39 Insurance Rating: 5
911: Yes - No - Building Codes: na
Planning Commission: Yes X No Business License Required: Yes - No -
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

TAXES
(Local)

Assessed Valuation: City: $16,851,686 County: $240,131,133
Tax Levy (mills) City: 8.00 County: 37.88 Schools: 34.55

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#.Schools	3	1	1	-	-
T-P Ratio	13:1	13:1	13:1	na	na

Vocational Schools: 0

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 55,000

Day Care Centers: 3

Churches: Catholic: 1 Protestant: 21 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 9 Total rooms: 190

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 2 Beds: 155

Nursing Homes: 1 Total Rooms: 32

Doctors: 93 Dentists: 8

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: Bi-weekly

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 2

Recreation: baseball fields: 3 tennis courts: 3 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 4

skating rinks: 1 movie theaters: 1 outdoor movies: 1

recreation center: 1 number of parks: 12 other: 1

Area Attractions/Distance: Sinks Canyon, 7m.; Atlantic City, 30m.; South Pass, 33m.; Winter Fair, Jan.; Pioneer Days, July 4; Old Timers Rodeo, summer; One Shot Antelope Hunt, Sept.

Cultural Attractions: Street Events, summer; Shoshone Sun Dance, 20m.; Pioneer Museum; Library Cultural Programs

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	8,927	8,128	799	$ na	310	282	28
Mobile Home	2,169	2,048	121	$ na	75	71	4
Multi Family	1,451	238	1,221	$ na	51	8	43
Senior Housing	na	na	na	$ na	na	na	na
Other	1,150	83	67	$ na	5	3	2

UTILITIES

Electricity: Suppliers: Pacific Power Contact: na Telephone # na

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: 2.695/KW hour

Natural Gas: Suppliers: KN Energy Contact: na Telephone # na

Maximum capacity: 6-7 (mcf) peak demand: 3 (mcf)

Rating: 85,000 Btu/cf

Industrial rates: negotiated contracts

Water: Supplier: Municipal Water Supply Contact: na Telephone # na

Maximum daily capacity: 7 M (GD-Gallons/Day) Peak daily demand: 6.5 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: $14.40 per 10,000 gal/.54 per 1,000 over allowed Tap Fees: $410

Sewer: Treatment plant: Lagoon Oxidation Ponds Tap Fees: $350

Present load: 8 M (GD) Capacity: 10 M (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 287; WY 789, 28, 132 Nearest Interstate 127 miles

Railroad: none

Trucking Firms/distance to nearest terminal North Park Trans, 23m.; Edson Freightways, 23m.

Airport: Hunt Field

Runway Length: 5,100 feet Type of Surface: asphalt

Lights: Yes X No ___ Tower: Yes X No ___

Instrument Landing System: Yes ___ No X

Airlines serving area: Lander Airways

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ___

Parcel Service: U. P. S. Distance to Terminal: 23 miles

Bus Service: Powder River Bus Tours

Public Transportation: Senior Citizen Bus Service

Express Service: Federal Express; US Post Office

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 16,475 Average unemployment rate: 11.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	354	4,400	285.07
Mining	55	590	572.72
Construction	126	670	380.54
Manufacturing	46	572	318.58
Trans. Comm. & Utilities	72	694	445.99
Wholesale Trade	55	333	294.38
Retail Trade	260	2,321	176.58
Finance, Insurance, Real Estate	76	364	332.53
Services	-	-	-
Public Administration	36	742	313.93

Major Industry/Resources:

Major Employers	Product	No. Employees
WY State Training School	Health Services	576
Fremont County School District #1	Education	266
Fremont County Courthouse	County	210
National Outdoor Leadership School	Outdoor Recreation	54
Lander Valley Regional Medical Center	Health	180
Pine Ridge	Health	75

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Lander Industrial Park/City of Lander	332-2870

LOCAL CONTACT

Lander Economic Development Commission
Attn: Chairman
183 South 4th Street
Lander, WY 82520

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

LOVELL, WYOMING

1989

COMMUNITY PROFILE

HISTORY

In 1897, two cattlemen, Henry Clay Lovell and Anthony Mason, brought cattle into the Big Horn Basin region and formed the M-L Ranch on the banks of the Big Horn River. A small settlement had been established at the present site of Lovell by 1890, but there was no post office to serve the community. Using his political influence, Mr. Lovell helped to provide this service and the town was named in his honor. Lovell was incorporated in 1906.

LOCATION

Major Cities/Distance

Denver 500 Salt Lake City 500 Phoenix 1,100 Seattle 1,000

San Francisco 1,231 Chicago 1,300 Dallas 1,300 New York 2,100

POPULATION

	CITY	COUNTY
1980	2,447	11,896
1985	2,318	11,256
1989	2,304	11,189

CLIMATE

Temperature: Annual Average 45.1 Monthly Average (January) 20.2 (July) 68.4

Precipitation: Annual Average 6.87" Humidity: Annual Average 55%

Annual Average Rainfall 6.87" Annual Average Snowfall 23.0"

Sunshine Days: 237 Average Growing Season: 135 days

Elevation: 3,800 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 4 Volunteer 0

Fire Department: Fulltime 0 Volunteer 25 Insurance Rating: 7

911: Yes X No ___ Building Codes: UBC

Planning Commission: Yes X No ___ Business License Required: Yes ___ No X

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ___ No X

TAXES

(Local)

Assessed Valuation: City: $4,428,842 County: $101,272,893

Tax Levy (mills) City: 8.00 County: 9.64 Schools: 57.013

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#:Schools	1	1	1	0	1
T-P Ratio	20:1	14:1	12:1	na	15:1

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 15,000

Day Care Centers: 1

Churches: Catholic: 1 Protestant: 9 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 4 Total rooms: 95

RV Parks: 1 Total Spaces: 11

Conventions Facilities: 2 Capacity: 175

Medical Facilities: Hospitals: 1 Beds: 30

Nursing Homes: 1 Total Rooms: 60

Doctors: 2 Dentists: 3

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 0 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: Second Overnight Mail Services: 1

Recreation: baseball fields: 5 tennis courts: 2 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 1 outdoor movies: 0

recreation center: 0 number of parks: 4 other: 0

Area Attractions/Distance: Bighorn Canyon National Recreation Area, 10 m.; Medicine Wheel, 40 m.; Pryor Mountain Wild Horse Range, 15 m.,; Big Horn Lake, 14 m.

Cultural Attractions: na

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	730	650	80	$ na	78	35	42
Mobile Home	45	10	35	$ na	20	10	10
Multi Family	36	0	36	$ na	24	0	14
Senior Housing	28	0	28	$ na	3	0	3
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power & Light Contact: Mike Brookhouse Telephone # 548-2264

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: 3.5 per KW hour

Natural Gas: Suppliers: Montana-Dakota Utly. Contact: Rich Hettinger Telephone # 548-2203

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: 4.067 per dkt

Water: Supplier: Town of Lovell Contact: na Telephone # na

Maximum daily capacity: 1.3 M (GD-Gallons/Day) Peak daily demand: 1.2 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: 55 psi

Loop System: Yes - No - Industrial rates: 1.25 per 1000 gallons Tap Fees: na

Sewer: Treatment plant: Lagoon Tap Fees: $200

Present load: .580 M (GD) Capacity: .250 M (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 14A; WY 310, 789 Nearest Interstate 75 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Wyoming Express, 50m.; North Park, 50m.

Airport: North Big Horn County Airport

Runway Length: 5,200 Type of Surface: asphalt

Lights: Yes X No ___ Tower: Yes ___ No X

Instrument Landing System: Yes ___ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ___

Parcel Service: U.P.S. Distance to Terminal: 50 miles

Bus Service: Cody Bus Line

Public Transportation: none

Express Service: U.P.S.

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 5,000 Average unemployment rate: 8%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	180	225	na
Mining	8	100	393
Construction	10	66	409
Manufacturing	10	182	333
Trans. Comm. & Utilities	12	60	368
Wholesale Trade	8	50	249
Retail Trade	30	150	137
Finance, Insurance, Real Estate	8	50	377
Services	40	356	283
Public Administration	10	100	252

Major Industry/Resources:

Major Employers	Product	No. Employees
American Colloid	Bentonite	26
Georgia Pacific	Gypsum products	80
Western Sugar	Sugar	66

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Town of Lovell	548-6551

LOCAL CONTACT

John T. Nickle, Mayor

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

LUSK, WYOMING
1989
COMMUNITY PROFILE

HISTORY Frank S. Lusk established this townsite when copper mining began in the Rawhide Butte with the Great Western Mining and Milling Company's mill. When Niobrara County was created in 1911, Lusk was made its county seat and has remained so. The railroad brought a flood of homesteaders to the area up until the 1920's. Cattle ranching overran farming until farmers learned about, and started using, irrigation.

LOCATION

Major Cities/Distance

Denver 233 Salt Lake City 579 Phoenix 1,124 Seattle 1,183

San Francisco na Chicago 972 Dallas 1,040 New York 1,830

POPULATION

	CITY	COUNTY
1980	1,650	2,924
1985	1,792	3,177
1989	1,813	3,214

CLIMATE

Temperature: Annual Average 45 Monthly Average (January) 30.0 (July) 70.0

Precipitation: Annual Average 16.0" Humidity: Annual Average na

Annual Average Rainfall 16.0" Annual Average Snowfall na

Sunshine Days: 160 Average Growing Season: 115 days

Elevation: 5,006 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 3 Volunteer 0

Fire Department: Fulltime 0 Volunteer 23 Insurance Rating: 7

911: Yes X No ____ Building Codes: UBC

Planning Commission: Yes X No ____ Business License Required: Yes X No ____

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No ____

TAXES
(Local)

Assessed Valuation: City: $4,066,226 County: $33,305,912

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 51.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	0	1	0	0
T-P Ratio	14:1	na	9:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 30,000

Day Care Centers: 1

Churches: Catholic: 1 Protestant: 8 Jewish: 0 Other: 1

Commercial: Shopping Centers: 0

Hotel/Motels: 6 Total rooms: 147

RV Parks: 3 Total Spaces: 46

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 1 Beds: 15

Nursing Homes: 1 Total Rooms: 19

Doctors: 2 Dentists: 1

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 0 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U. S. West

Post Offices: 1 Class: 2nd Overnight Mail Services: 2

Recreation: baseball fields: 3 tennis courts: 2 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 1

recreation center: 0 number of parks: 3 other: 1

Area Attractions/Distance: Fort Laramie, 60m.; Guernsey State Park, 60m.; Mother Featherlegs Monument, 25m.; Spanish Diggings, 10m.

Cultural Attractions: Legend of the Rawhide Pageant, County Fair, Lusk Museum, Oktoberfest

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	700	610	90	$ 30,000	91	62	29
Mobile Home	28	23	5	$ 5,000	7	0	7
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	42	na	na	$ na	na	na	na
Other	15	na	na	$ na	5	na	na

UTILITIES

Electricity: Suppliers: WY Municipal Power Contact: Town of Lusk Telephone # 334-3612

Maximum generating capacity: 29 MW peak load: 13 MW Loop System: Yes X No

Industrial rates: $10 min: .059 first 1000 KWH, .048 next 4000 KWH, .043 next 10000 KWH, .0375 all KWH over 15000

Natural Gas: Suppliers: KN Energy Contact: KN Energy Telephone # 532-2510

Maximum capacity: na (mcf) peak demand: (mcf)

Rating: 85,000 Btu/cf

Industrial rates: Negotiated on an individual basis

Water: Supplier: Town of Lusk Contact: Town of Lusk Telephone # 334-3612

Maximum daily capacity: 1.4 M (GD-Gallons/Day) Peak daily demand: 1.4 M (GD)

Excess capacity available: Yes X No Residual Pressure: 50 lbs.

Loop System: Yes X No Industrial rates: $140 min. over 157000 gal =.34/1000 gal. Tap Fees: $500

Sewer: Treatment plant: Lagoon Tap Fees: $500

Present load: na (GD) Capacity: .3 M (GD)

Solid Waste Disposal Available: Yes X No

TRANSPORTATION

Major Highways: WY 18, 20, 85 Nearest Interstate 40 miles

Railroad: Chicago Northwestern Transportation

Trucking Firms/distance to nearest terminal Nebraska Transport, 100m.; Ross Transfer, 85m.; Edson Express, 100m.

Airport: Lusk Airport

Runway Length: 5,035 feet Type of Surface: asphalt

Lights: Yes X No Tower: Yes No X

Instrument Landing System: Yes No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No

Parcel Service: U.P.S. Distance to Terminal: Local

Bus Service: Powder River

Public Transportation: Senior Citizen Bus

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 150

Total work force: 1,000 Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	4	15	450
Mining	-	-	-
Construction	2	10	400
Manufacturing	1	3	450
Trans. Comm. & Utilities	3	20	550
Wholesale Trade	-	-	
Retail Trade	15	50	250
Finance, Insurance, Real Estate	6	10	400
Services	21	100	250
Public Administration	12	230	430

Major Industry/Resources:

Major Employers	Product	No. Employees
School District #1	Education	120
Wyoming Women's Center	Correctional Facility	45
Chicago Northwestern RR	Railroad	35
Town of Lusk	Government	23
Niobrara County	Government	20

INDUSTRIAL PROPERTIES

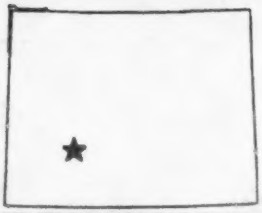
Local Contact	Telephone No.
Donald E. Whiteaker	334-3612

LOCAL CONTACT

Donald E. Whiteaker
City/County Planner
P.O. Box 390
Lusk, WY 82225

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



LYMAN, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The town of Lyman is located in the historical and beautiful Bridger Valley. The town is a thriving community which is experiencing renewed business development on Main Street. The primary employer is the soda ash industry east of Lyman. The community is extremely proud of its educational system and public facilities

LOCATION

Major Cities/Distance

Denver 407 Salt Lake City 114 Phoenix 759 Seattle 962

San Francisco 866 Chicago 1,287 Dallas 1,167 New York 2,060

POPULATION

	CITY	COUNTY
1980	2,284	13,021
1985	2,208	18,396
1989	2,495	20,791

CLIMATE

Temperature: Annual Average 52.8 Monthly Average (January) 19.5 (July) 61.7

Precipitation: Annual Average 9.97" Humidity: Annual Average na

Annual Average Rainfall 9.97" Annual Average Snowfall 12.5"

Sunshine Days: 225 Average Growing Season: 60 days

Elevation: 6635 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 7 Volunteer 0

Fire Department: Fulltime 0 Volunteer 25 Insurance Rating: 7

911: Yes X No Building Codes: yes

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

TAXES

(Local)

Assessed Valuation: City: $3,152,720 County: $517,069,189

Tax Levy (mills) City: 8.00 County: 76.11 Schools: 76.11

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	2	1	1	0	0
T-P Ratio	22:1	18:1	15:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 13,630

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 0 Jewish: 0 Other: 5

Commercial: Shopping Centers: 0

Hotel/Motels: 1 Total rooms: 42

RV Parks: 2 Total Spaces: 40

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 2 Dentists: 2

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 0 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: Union Telephone

Post Offices: 1 Class: B Overnight Mail Services: yes

Recreation: baseball fields: 3 tennis courts: 2 swimming pools: 1

golf courses: 0 bike paths: 0 soccer fields: 3

skating rinks: 0 movie theaters: 1 outdoor movies: 0

recreation center: 0 number of parks: 4 other: 1

Area Attractions/Distance: Fort Bridger, 6m.; Flaming Gorge, 50m.; Uinta Mountain, 50m.

Cultural Attractions: none

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	550	475	75	$ 50,000	45	na	na
Mobile Home	100	40	60	$ 3,000	25	na	na
Multi Family	12	na	10	$ 15,000	12	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Bridger Valley Elec. Contact: Danny Eyre Telephone # 307/786-2800

Maximum generating capacity: na peak load: 15.8MW Loop System: Yes X No

Industrial rates: over 2000 KW=$950. @ mos=$8.40 @KW mos demand

Natural Gas: Suppliers: Mountain Fuel Contact: Mary Kay Olson Telephone # 307/782-3367

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Lyman Contact: Joe Wolf Telephone # 307/786-4898

Maximum daily capacity: 1.035 M (GD-Gallons/Day) Peak daily demand: .826 M (GD)

Excess capacity available: Yes X No Residual Pressure: 60 lbs

Loop System: Yes X No Industrial rates: $13-10,000 gals.; $1.20 per 1,000 gal. over 10,000 Tap Fees: $300

Sewer: Treatment plant: Lagoon Tap Fees: $300

Present load: .18 M (GD) Capacity: .21 M (GD)

Solid Waste Disposal Available: Yes X No

TRANSPORTATION

Major Highways: I-80 Nearest Interstate 3 miles

Railroad: none

Trucking Firms/distance to nearest terminal none

Airport: Fort Bridger-Uinta County

Runway Length: 1.5 miles Type of Surface: Asphalt

Lights: Yes X No Tower: Yes No X

Instrument Landing System: Yes X No

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No

Parcel Service: U.P.S. Distance to Terminal: 4 miles

Bus Service: Greyhound

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 4,096 Average unemployment rate: 10.0%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	na	na	na
Mining	8	21950	800
Construction	65	700	420
Manufacturing	16	220	340
Trans. Comm. & Utilities	46	405	524
Wholesale Trade	44	215	496
Retail Trade	118	1403	183
Finance, Insurance, Real Estate	37	179	331
Services	158	2443	301
Public Administration	24	532	351

Major Industry/Resources:

Major Employers	Product	No. Employees
General Chemical Corp.	Trona	120
FMC Corp	Trona	170
Stauffer Chemical Co.	Trona	20
Texasgulf	Trona	31
Tenneco Minerals Co.	Trona	16

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Uinta Realty	307/786-4434
Ken Klinker	307-789-4261

LOCAL CONTACT

Joe Wolf
Town Administrator
PO Box 300
Lyman, WY 82937

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

MEDICINE BOW, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The town of Medicine Bow is located on U.S. Highway 30 just west of Laramie. Its name, "Medicine Bow", is legendary and was derived from the Indian tribes that frequented the area. Along the banks of the river, the Indians found excellent material for making their bows and arrows. To the Indians, anything they found good for a purpose was "good medicine." Thus, the river was called the Medicine Bow River. Since the river originated in the mountains to the south, these mountains were called the Medicine Bow Mountains. When the Union Pacific Railroad was being built, a pumping station was established on the river, and since this was also a supply point, a village sprung up which was naturally given the name Medicine Bow.

LOCATION

Major Cities/Distance

Denver 190 Salt Lake City 410 Phoenix 2,080 Seattle 1,300
San Francisco 1,048 Chicago 1,207 Dallas 987 New York 2,042

POPULATION

	CITY	COUNTY
1980	953	21,896
1985	592	17,950
1989	400	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 19.0 (July) 64.6
Precipitation: Annual Average 7.98" Humidity: Annual Average na
Annual Average Rainfall 7.98" Annual Average Snowfall 23.2"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,563 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime 1 Volunteer 0
Fire Department: Fulltime 0 Volunteer 15 Insurance Rating: 6
911: Yes X No ___ Building Codes: na
Planning Commission: Yes X No ___ Business License Required: Yes ___ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ___ No X

TAXES
(Local)

Assessed Valuation: City: $861,012 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	1-comb w/H.S.	1-comb w/J.H.	0	0
T-P Ratio	11:1	6:1	6:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 1,000

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 2 Jewish: 0 Other: 1

Commercial: Shopping Centers: 0

Hotel/Motels: 2 Total rooms: 55

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 1 Dentists: 0

Ambulance Service: Yes: ___ No: X

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No: ___

Telephone Service Provider: T.U. of Wyoming

Post Offices: 1 Class: Third Overnight Mail Services: 1

Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 1 other: 0

Area Attractions/Distance: Movies, bowling, swimming, concerts, plays, 40 m.

Cultural Attractions: Medicine Bow Days, Museum, library, historic Virginian Hotel, wind turbines, park

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	264	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	83	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other ____	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Hot Springs REA Contact: na Telephone # 864-3159

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: Northern Gas Contact: na Telephone # 324-2723

Maximum capacity: 5 M (mcf) peak demand: 3.7 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $3.83 MCF

Water: Supplier: Town of Medicine Bow Contact: na Telephone # 379-2225

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: 1.5 M (GD)

Excess capacity available: Yes - No - Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $350

Sewer: Treatment plant: Lagoon System Tap Fees: $350

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: US 30; I-80 Nearest Interstate 20 miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Neuman Transit, Smith Transfer, 60m.

Airport: Medicine Bow Airport

Runway Length: 4,100 feet Type of Surface: gravel

Lights: Yes ____ No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U. P. S. Distance to Terminal: 60 miles

Bus Service: Greyhound

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,057 - County   Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
11 local retail businesses	Miscellaneous	-
Hanna/Shirley Basin Mines	Coal/Uranium	-
School District #2	Education	-

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

PINE BLUFFS, WYOMING
1989
COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 141 Salt Lake City 476 Phoenix 981 Seattle 1,285

San Francisco 1,232 Chicago 921 Dallas 921 New York 1,974

POPULATION

	CITY	COUNTY
1980	1,077	68,649
1985	1,120	70,029
1989	1,157	72,343

CLIMATE

Temperature: Annual Average 64.9 Monthly Average (January) 26.5 (July) 72.4

Precipitation: Annual Average 14.5" Humidity: Annual Average 51%

Annual Average Rainfall 14.5" Annual Average Snowfall 3[illegible]"

Sunshine Days: 344 Average Growing Season: 147 days

Elevation: 5,047 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime X Volunteer -

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

911: Yes X No ____ Building Codes: na

Planning Commission: Yes X No ____ Business License Required: Yes - No X

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No -

TAXES
(Local)

Assessed Valuation: City: - County: -

Tax Levy (mills) City: 5.00 County: - Schools: -

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: na

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	13:1	na	7:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: na

Day Care Centers: 1

Churches: Catholic: 1 Protestant: 1 Jewish: 0 Other: 0

Commercial: Shopping Centers: 1

Hotel/Motels: 2 Total rooms: na

RV Parks: 1 Total Spaces: 105

Conventions Facilities: 1 Capacity: 304

Medical Facilities: Hospitals: 0 Beds: na

Nursing Homes: 1 Total Rooms: 10

Doctors: 1 Dentists: 1

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 0 Weekly: 1

Radio Stations: AM: 0 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: 2nd Overnight Mail Services: 0

Recreation: baseball fields: 1 tennis courts: 3 swimming pools: 1

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 1 number of parks: 3 other: 1

Area Attractions/Distance: Oliver Dam, 13m.

Cultural Attractions: High Plains Archaeology, June-August; Texas Trail Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ $200.00	na	na	na
Mobile Home	na	na	na	$ $250.00	na	na	na
Multi Family	na	na	na	$ $350.00	na	na	na
Senior Housing	na	na	na	$ according to income	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Town of Pine Bluffs Contact: na Telephone # 245-3746

Maximum generating capacity: na peak load: 80kw Loop System: Yes - No -

Industrial rates: first 100=.105; next 400=.065; add'l=.055

Natural Gas: Suppliers: Cheyenne L F and P Contact: na Telephone # 245-3207

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Pine Bluffs Contact: na Telephone # na

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes ____ No X Residual Pressure: na

Loop System: Yes na No $500 Industrial rates: $8 base, 35 for each 1000 gallons after Tap Fees: ____

Sewer: Treatment plant: Lagoon Tap Fees: $500

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes ____ No X

TRANSPORTATION

Major Highways: I-80 Nearest Interstate Adjacent miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal NTC, 20m.; DRW, local; Yellow Freight, 40m.

Airport: Pine Bluffs Municipal Airport

Runway Length: 4,600 Type of Surface: asphalt

Lights: Yes ____ No X Tower: Yes X No ____

Instrument Landing System: Yes ____ No X

Airlines serving area: Pinesair

Daily Flights: ____

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: na Distance to Terminal: ____

Bus Service: Greyhound

Public Transportation: na

Express Service: na

LABOR ANALYSIS

Radius of labor drawing area (miles): na

Total work force: na Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	-	-	-
Mining	-	-	-
Construction	-	-	-
Manufacturing	-	-	-
Trans. Comm. & Utilities	-	-	-
Wholesale Trade	-	-	-
Retail Trade	-	-	-
Finance, Insurance, Real Estate	-	-	-
Services	-	-	-
Public Administration	-	-	-

Major Industry/Resources:

Major Employers	Product	No. Employees
Rocky Mountain Snacks	Potato Chips	50
Rural Electric Assoc.	Electricity	30
Rodeo Truck Stop	Restaurant/Service Station	32
Texas Trail Market	Grocery	20
High Plains Co-op	Grain Elevator	26
DR W	Grain Elevator	7

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Richard Stephens (Stephens Insurance)	245-3221

LOCAL CONTACT

na
na
na

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

RAWLINS, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The town of Rawlins is the namesake of General John A. Rawlins, the Chief of Staff of the United States Army in 1867. He was on an expedition of Wyoming where he had an opportunity to drink from a clear spring. He enjoyed the water so much that one of his men promptly named the spring after him, "Rawlins Spring." Like most towns in Southern Wyoming, Rawlins grew swiftly as the railway pushed westward. The first settlement was south of the railroad track near Rawlins Spring and soon became known simply as "Rawlins." In about 1870, more permanent settlement began on the northside, where most of the city now stands.

LOCATION

Major Cities/Distance

Denver 250 Salt Lake City 350 Phoenix 2,020 Seattle 636

San Francisco 1,048 Chicago 1,267 Dallas 1,047 New York 2,102

POPULATION

	CITY	COUNTY
1980	11,547	21,896
1985	10,662	17,950
1989	10,540	17,744

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 18.4 (July) 67.6

Precipitation: Annual Average 9.06" Humidity: Annual Average

Annual Average Rainfall 9.06" Annual Average Snowfall 54.8"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,755 Feet

GOVERNMENT

Type: Council-Manager

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime 7 Volunteer 18 Insurance Rating: 6

911: Yes - No - Building Codes: na

Planning Commission: Yes X No Business License Required: Yes - No -

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

TAXES
(Local)

Assessed Valuation: City: $19,975,736 County: $301,367,153

Tax Levy (mills) City: 10.00 County: 31.22 Schools: 24.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	22:1	24:1	19:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 50,000

Day Care Centers: 1

Churches: Catholic: 1 Protestant: 8 Jewish: 0 Other: 2

Commercial: Shopping Centers: 2

Hotel/Motels: 15 Total rooms: 813

RV Parks: 3 Total Spaces: 400

Conventions Facilities: 1 Capacity: 1000

Medical Facilities: Hospitals: 1 Beds: 93

Nursing Homes: 1 Total Rooms: 48

Doctors: 5 Dentists: 5

Ambulance Service: Yes: X No:

Communications: Newspapers: 2 Daily: 2 Weekly: 0

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U. S. West

Post Offices: 1 Class: First Overnight Mail Services: 1

Recreation: baseball fields: 6 tennis courts: 8 swimming pools: 2

golf courses: 0 bike paths: 1 soccer fields: 4

skating rinks: 1 movie theaters: 1 outdoor movies: 0

recreation center: 1 number of parks: 4 other: 0

Area Attractions/Distance: Golf course, 11 m.; Boating, Water Recreation, fishing, 42 m.; Fishing, hunting, camping, 45 m.

Cultural Attractions: Library, museum, Rawlins Playmakers Theater Group, Frontier Prison, Carbon County Fair Rodeo, Rawlins Recreation Center

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,308	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	686	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other ______	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P and L Contact: na Telephone # na

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: $0.032 per kilowatt hour

Natural Gas: Suppliers: Northern Gas Contact: na Telephone # na

Maximum capacity: 5 M (mcf) peak demand: 3.7 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $3.83 MCF

Water: Supplier: City of Rawlins Contact: na Telephone # na

Maximum daily capacity: 3.5 M (GD-Gallons/Day) Peak daily demand: 5 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: $3.00/1000 GPD Tap Fees: $1000 + $120 for meter

Sewer: Treatment plant: na Tap Fees: $750

Present load: na (GD) Capacity: 2.87 M (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 287; I-80 Nearest Interstate adjacent miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Neuman Transit, Smith Transfer, local

Airport: Rawlins Airport

Runway Length: 7,700 feet Type of Surface: asphalt

Lights: Yes X No ___ Tower: Yes X No ___

Instrument Landing System: Yes X No ___

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ___ No X

Parcel Service: U. P. S. Distance to Terminal: local

Bus Service: Greyhound

Public Transportation: Senior Center Bus

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Carbon County School District #1	Education	313
Carbon County School District #2	Education	330
Union Pacific Railroad	Rail Service	350
Memorial Hospital	Health	300
WY State Penitentiary	Prison	285
Sinclair Oil Refinery	Petroleum	276

INDUSTRIAL PROPERTIES

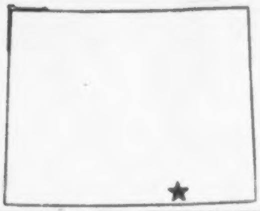
Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



RIVERSIDE, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The town of Riverside was established in the mid-1800s when a man named Dogget founded a way-station to offer supplies to trappers and trade items to Indians. That way-station was situated in approximately the same spot where the Mangy Moose Saloon sits now. As time passed, the way-station developed into a settlement and was called the Dogget Townsite Company. This townsite occupied the four blocks that are now the center of Riverside.

LOCATION

Major Cities/Distance

Denver 245 Salt Lake City 250 Phoenix 2,075 Seattle 1,300

San Francisco 1,250 Chicago 1,262 Dallas 1,042 New York 2,097

POPULATION

	CITY	COUNTY
1980	55	21,896
1985	70	17,950
1989	93	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 22.1 (July) 67.1

Precipitation: Annual Average 17.3" Humidity: Annual Average

Annual Average Rainfall 17.3" Annual Average Snowfall 55%

Sunshine Days: 219 Average Growing Season: 89 days

Elevation: 7,137 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime X Volunteer na

Fire Department: Fulltime na Volunteer X Insurance Rating: 9

911: Yes X No Building Codes: yes

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

TAXES
(Local)

Assessed Valuation: City: $148,447 County: $301,367,153

Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record aftar two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	0	0	0	0	0
T-P Ratio	na	na	na	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: 0

Day Care Centers: 0

Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 2 Total rooms: 15

RV Parks: 1 Total Spaces: 40

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 0 Dentists: 0

Ambulance Service: Yes: X No:

Communications: Newspapers: 2 Daily: 1 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U. S. West

Post Offices: 0 Class: na Overnight Mail Services: 0

Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 1 other: 0

Area Attractions/Distance: Sierra Madre Mountain Range & Medicine Bow National Forest for hunting, camping, hiking, fishing, cross country skiing - 18 miles

Cultural Attractions: Park, Tourist Information Center, Woodchoppers Jamboree, Sierra Madre Winter Carnival

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	55	45	10	$ 60,000	na	na	na
Mobile Home	9	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other ______	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P and L Contact: na Telephone # 327-5260

Maximum generating capacity: unlimited peak load: na Loop System: Yes - No -

Industrial rates: multiple options - readily available

Natural Gas: Suppliers: Propane and Butane Contact: Butane Power & Equip Telephone # 324-3516

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Private wells Contact: na Telephone # na

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes - No - Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: na

Sewer: Treatment plant: Lagoon System Tap Fees: $1000

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: WY 230, 70 Nearest Interstate 38 miles

Railroad: none

Trucking Firms/distance to nearest terminal Rawlins, 58m.; Laramie, 90m.

Airport: none

Runway Length: none Type of Surface: none

Lights: Yes ____ No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: U. P. S. Distance to Terminal: 58 mi

Bus Service: none

Public Transportation: Senior Center Bus

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
School District #2	Education	-
Hanna Mines	Coal	-
Forest Service	Forest Management	-
Ranching	Cattle	-
10 local retail businesses	Miscellaneous	-
Hammer Lumber Mill	Lumber	-
L.P. Lumber Mill	Lumber	-

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

RIVERTON, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Riverton was founded in 1906 during the land rush to settle acreage withdrawn from the Wind River Indian Reservation. Totally insular within the Reservation, our history blends the cultures of the Arapahoe and Shoshone Tribes with the pioneer spirit of the homesteaders. As a young community, Riverton still features the "can do" spirit of our forefathers. Historically, Riverton has functioned as an airport hub for West-Central Wyoming and the is the crossroads of our area. From the 1838 Rendevous our area has come to be recognized for its excellent location.

LOCATION

Major Cities/Distance

Denver 406 Salt Lake City 350 Phoenix 1,049 Seattle 1,060
San Francisco 1,102 Chicago 1,207 Dallas 1,156 New York 1,865

POPULATION

	CITY	COUNTY
1980	9,918	38,992
1985	9,212	34,120
1989	9,935	36,798

CLIMATE

Temperature: Annual Average na Monthly Average (January) 9.6 (July) 68.8
Precipitation: Annual Average 6.86" Humidity: Annual Average na
Annual Average Rainfall 6.86" Annual Average Snowfall 53.5"
Sunshine Days: 347 Average Growing Season: 139 days
Elevation: 4,956 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime 27 Volunteer na
Fire Department: Fulltime 0 Volunteer 46 Insurance Rating: 5
911: Yes X No ___ Building Codes: UBC
Planning Commission: Yes X No ___ Business License Required: Yes ___ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___

TAXES
(Local)

Assessed Valuation: City: $27,376,684 County: $405,692,320
Tax Levy (mills) City: 15.27 County: 27.86 Schools: 33.25

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	4	1	1	1	0
T-P Ratio	14:1	14:1	14:1	14:1	na

Vocational Schools: 2

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 2 Total Volumes: 83,000

Day Care Centers: 15

Churches: Catholic: 2 Protestant: 22 Jewish: 0 Other: 2

Commercial: Shopping Centers: 2

Hotel/Motels: 15 Total rooms: 498

RV Parks: 3 Total Spaces: 48

Conventions Facilities: 3 Capacity: 619

Medical Facilities: Hospitals: 1 Beds: 70

Nursing Homes: 1 Total Rooms: 90

Doctors: 22 Dentists: 11

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 1 Weekly: 0

Radio Stations: AM: 1 FM: 2 Public: 1

Cable TV: Yes: X No:

Telephone Service Provider: Mountain Bell

Post Offices: 1 Class: na Overnight Mail Services: 2

Recreation: baseball fields: 4 tennis courts: 5 swimming pools: 3

golf courses: 1 bike paths: 1 soccer fields: 4

skating rinks: 1 movie theaters: 2 outdoor movies: 0

recreation center: 0 number of parks: 9 other: 0

Area Attractions/Distance: Wind River Indian Reservation, Fremont County Fair & Rodeo, Riverton Rendezvous, Wild West Winter Carnival, Stock Car Racing

Cultural Attractions: Riverton Museum, Central Wyoming College Fine Arts Center

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,409	na	na	$ na	na	na	na
Mobile Home	405	na	na	$ na	na	na	na
Multi Family	213	na	na	$ na	na	na	na
Senior Housing	87	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: na Telephone # (307) 856-2235

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: $9.00 for 10kw or less; .50/kw-10kw

Natural Gas: Suppliers: Northern Utilities Contact: na Telephone # (307) 856-9221

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: 300 MCF $4.45 per 1,000 MCF

Water: Supplier: City of Riverton Contact: na Telephone # (307) 856-2227

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: $13.05/10,000 gallons; $1.30/1,000-10,000 Tap Fees: $2,422 for 1" meter

Sewer: Treatment plant: City of Riverton Tap Fees: $609.23

Present load: 2.45 M (GD) Capacity: 4.9 M (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 26; WY 789 Nearest Interstate 149 miles

Railroad: Bad Water Line

Trucking Firms/distance to nearest terminal North Park Trans; Big WY Trucking; Osborne Trucking; Transystems; LL Smith Trucking; Bonneville Transloaders (all located in Riverton)

Airport: Riverton Regional Airport

Runway Length: 8,200 feet Type of Surface: asphalt

Lights: Yes X No ___ Tower: Yes ___ No X

Instrument Landing System: Yes X No ___

Airlines serving area: Continental Express

Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes X No ___

Parcel Service: U. P. S. Distance to Terminal: 3

Bus Service: Powder River Bus Tours

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 4,372 Average unemployment rate: 6.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	-	6,511	212
Mining	-	675	575
Construction	-	690	373
Manufacturing	-	790	307
Trans. Comm. & Utilities	-	891	436
Wholesale Trade	-	431	348
Retail Trade	-	2,946	184
Finance, Insurance, Real Estate	-	503	310
Services	-	-	-
Public Administration	-	934	280

Major Industry/Resources:

Major Employers	Product	No. Employees
D.H. Print	Dot Matrix Printers	225
School District #25	Education	400
Bonneville Transloaders	Transportation	150
Central Wyoming College	Education	171
Riverton Hospital	Health	168
Smith Food King	Food Items	95

INDUSTRIAL PROPERTIES

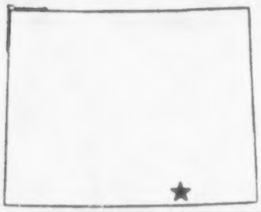
Local Contact	Telephone No.
Marie Burkhalter, City of Riverton	856-2227

LOCAL CONTACT

Marie Burkhalter
City of Riverton
Box 1700
Riverton, WY 82501

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



SARATOGA, WYOMING
1989
COMMUNITY PROFILE

HISTORY

Saratoga is built on the banks of the North Platte River, a nationally designated "blue ribbon trout stream." The town is located on what was originally a homestead filed by William Cadwell in 1877. The community was originally called "Warm Springs" for the hot mineral springs which bubble up at several locations near the river. In 1884, however, the town was renamed Saratoga after the famed spa in Saratoga, New York.

LOCATION

Major Cities/Distance

Denver 230 Salt Lake City 330 Phoenix 2,060 Seattle 676
San Francisco 1,089 Chicago 1,247 Dallas 1,027 New York 2,082

POPULATION

	CITY	COUNTY
1980	2,410	21,896
1985	2,118	17,950
1989	2,094	17,744

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 20.9 (July) 65.1

Precipitation: Annual Average 9.29" Humidity: Annual Average

Annual Average Rainfall 9.29" Annual Average Snowfall 63.5"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,785 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime na Volunteer na Insurance Rating: 8

911: Yes - No - Building Codes: na

Planning Commission: Yes X No Business License Required: Yes - No -

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

TAXES
(Local)

Assessed Valuation: City: $4,593,014 County: $301,367,153

Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	17:1	14:1	8:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 5,000

Day Care Centers: 1

Churches: Catholic: 2 Protestant: 5 Jewish: 0 Other: 0

Commercial: Shopping Centers: 1

Hotel/Motels: 8 Total rooms: 360

RV Parks: 1 Total Spaces: 36

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 1 Total Rooms: 20

Doctors: 2 Dentists: 3

Ambulance Service: Yes: X No:

Communications: Newspapers: 3 Daily: 2 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U. S. West

Post Offices: 1 Class: Second Overnight Mail Services: 1

Recreation: baseball fields: 5 tennis courts: 3 swimming pools: 2

golf courses: 2 bike paths: 0 soccer fields: 2

skating rinks: 2 movie theaters: 0 outdoor movies: 0

recreation center: 0 number of parks: 5 other: 0

Area Attractions/Distance: Hobo Pool, Hiking, Hunting, fishing, floating, camping, boating, swimming, all within 20 minutes; Medicine Bow and Snowy Range National Forests

Cultural Attractions: Parks, hot springs, library, historic Hotel Wolf, fishing derby, cutting horse race, chatauqua, dinner theater

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	919	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	150	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P and L Contact: na Telephone # na

Maximum generating capacity: unlimited peak load: na Loop System: Yes - No -

Industrial rates: multiple options - readily available

Natural Gas: Suppliers: Northern Gas Contact: na Telephone # na

Maximum capacity: 6-7 M (mcf) peak demand: 3 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: .35 CCF

Water: Supplier: Town of Saratoga Contact: na Telephone # na

Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: 1.2 M (GD)

Excess capacity available: Yes ___ No X Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $1000

Sewer: Treatment plant: na Tap Fees: $1000

Present load: 200,000 (GD) Capacity: 700,000 TGD (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: WY 130, 230 Nearest Interstate 20 miles

Railroad: Western Railway

Trucking Firms/distance to nearest terminal Neuman Transit, Smith Transfer - 42m.

Airport: Shively Field

Runway Length: 8,400 feet Type of Surface: non-pourus overlay

Lights: Yes X No ___ Tower: Yes ___ No X

Instrument Landing System: Yes ___ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ___ No X

Parcel Service: U. P. S. Distance to Terminal: 42 m.

Bus Service: none

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 42

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
School District #2	Education	330
Louisiana Pacific	Lumber	68
Jack Alexander, Ltd.	Furniture	12
Valley Super Market	Food Items	18
25 local retail businesses	Miscellaneous	-
Old Baldy Club	Recreation	-

INDUSTRIAL PROPERTIES

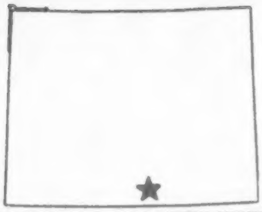
Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



SINCLAIR, WYOMING
1989
COMMUNITY PROFILE

HISTORY

The Sinclair townsite was developed in early 1922 when the Producers and Refiners Corporation, with important oil field holdings in Carbon and Sweetwater Counties, started construction of the oil refinery and town at a cost of $18,000,000. The location undoubtedly was influenced by its proximity to the oil fields, an abundant supply of water from the nearby Platte River and ready access to excellent rail and highway routes.

LOCATION

Major Cities/Distance

Denver 244 Salt Lake City 356 Phoenix 2,026 Seattle 1,200
San Francisco 1,054 Chicago 1,261 Dallas 1,041 New York 2,096

POPULATION

	CITY	COUNTY
1980	586	21,896
1985	521	17,950
1989	522	16,902

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 18.4 (July) 67.6
Precipitation: Annual Average 9.06" Humidity: Annual Average ____
Annual Average Rainfall 9.06" Annual Average Snowfall 54.8"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,592 Feet

GOVERNMENT

Type: Mayor - Council
Police Department: Fulltime 0 Volunteer 0
Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7
911: Yes X No ____ Building Codes: yes
Planning Commission: Yes X No ____ Business License Required: Yes - No -
Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes ____ No X

TAXES
(Local)

Assessed Valuation: City: $4,220,744 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 34.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	0	0	0	0
T-P Ratio	22:1	na	na	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 6,000

Day Care Centers: 0

Churches: Catholic: 0 Protestant: 1 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 1 Total rooms: 65

RV Parks: 0 Total Spaces: 0

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 0 Dentists: 0

Ambulance Service: Yes: X No: ____

Communications: Newspapers: 3 Daily: 2 Weekly: 1

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No: ____

Telephone Service Provider: U. S. West

Post Offices: 1 Class: Third Overnight Mail Services: 1

Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0

golf courses: 0 bike paths: 0 soccer fields: 0

skating rinks: 1 movie theaters: 1 outdoor movies: 1

recreation center: 1 number of parks: 2 other: 0

Area Attractions/Distance: Movies, bowling, swimming, rec. center, play/concerts, 6 m.; fishing, boating, water sports, 15 m.; golf, 7 m.

Cultural Attractions: Parco Hotel, park, golf course, Seminoe Reservoir

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	211	na	na	$ na	na	na	na
Mobile Home	2	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P and L Contact: na Telephone # 324-2761

Maximum generating capacity: na peak load: na Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: Northern Gas Contact: na Telephone # 324-2723

Maximum capacity: 5 M (mcf) peak demand: 3.7 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $3.83 MCF

Water: Supplier: Town of Sinclair Contact: na Telephone # 324-3058

Maximum daily capacity: 2.5 M (GD-Gallons/Day) Peak daily demand: 2.5 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $1500

Sewer: Treatment plant: na Tap Fees: $500

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: I-80 Nearest Interstate 1 miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Neuman Transit, Smith Transfer - 6m.

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes ___ No X Tower: Yes ___ No X

Instrument Landing System: Yes X No ___

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ___ No X

Parcel Service: U. P. S. Distance to Terminal: 6 m.

Bus Service: none

Public Transportation: none

Express Service: none

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 7,057 - County Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	15	91	0
Mining	27	466	688
Construction	47	343	394
Manufacturing	25	512	458
Trans. Comm. & Utilities	43	306	542
Wholesale Trade	30	154	449
Retail Trade	148	1,324	165
Finance, Insurance, Real Estate	38	196	359
Services	149	1,800	306
Public Administration	28	647	347

Major Industry/Resources:

Major Employers	Product	No. Employees
Sinclair Oil Corporation	Oil	220
10 local retail businesses	Miscellaneous	-

INDUSTRIAL PROPERTIES

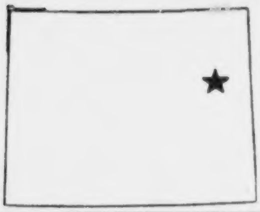
Local Contact	Telephone No.
Carbon County Economic Development Corporation	328-2651

LOCAL CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425



UPTON, WYOMING

1989

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 371 Salt Lake City 570 Phoenix 1,203 Seattle 1,097

San Francisco 1,220 Chicago 980 Dallas 1,202 New York 1,568

POPULATION

	CITY	COUNTY
1980	1,193	7,106
1985	1,273	7,576
1989	1,212	7,212

CLIMATE

Temperature: Annual Average na Monthly Average (January) 21.0 (July) 71.1

Precipitation: Annual Average 15.0" Humidity: Annual Average 45%

Annual Average Rainfall 15.0" Annual Average Snowfall 45.0"

Sunshine Days: 360 Average Growing Season: 137 days

Elevation: 4,367 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime 3 Volunteer 0

Fire Department: Fulltime 0 Volunteer 30 Insurance Rating: 6

911: Yes X No Building Codes: yes

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

TAXES

(Local)

Assessed Valuation: City: $2,536,865 County: $65,973,478

Tax Levy (mills) City: 68.647 County: 60.647 Schools: na

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	12:1	10:1	10:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 9,100

Day Care Centers: 0

Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 2 Total rooms: 34

RV Parks: 1 Total Spaces: 5

Conventions Facilities: 0 Capacity: 0

Medical Facilities: Hospitals: 0 Beds: 0

Nursing Homes: 0 Total Rooms: 0

Doctors: 3 Dentists: 2

Ambulance Service: Yes: X No:

Communications: Newspapers: 2 Daily: 1 Weekly: 1

Radio Stations: AM: 1 FM: 0 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 2

Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 0

skating rinks: 0 movie theaters: 0 outdoor movies: 0

recreation center: 1 number of parks: 1 other: 0

Area Attractions/Distance: Devils Tower; Keyhole Lake; Black Hills National Forest; Jewel Cave; Custer State Park; Mount Rushmore; Crazy Horse Memorial

Cultural Attractions: Whoop-Up Canyon

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1,646	na	na	$ na	na	na	na
Mobile Home	233	na	na	$ na	na	na	na
Multi Family	573	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	n	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Black Hills P and L Contact: Same Telephone # 468-2409

Maximum generating capacity: unlimited peak load: unlimited Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: McCullough Contact: Petrolane Telephone # na

Maximum capacity: na (mcf) peak demand: 1.648 M (mcf)

Rating: 11.76 Btu/cf

Industrial rates: na

Water: Supplier: City of Upton Contact: City Telephone # 468-2241

Maximum daily capacity: .520 M (GD-Gallons/Day) Peak daily demand: .672 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $400 plus meter

Sewer: Treatment plant: Lagoon Tap Fees: $400

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 16; WY 116 Nearest Interstate 20 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Dixon Brothers; Johnston Fuel Lines; Osage Hot Oil Co.; Patton Trucking; Ross Transfer

Airport:

Runway Length: 3,700 feet Type of Surface: shale

Lights: Yes X No ___ Tower: Yes ___ No X

Instrument Landing System: Yes ___ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ___ No X

Parcel Service: U.P.S. Distance to Terminal: 47

Bus Service: Powder River Transportation

Public Transportation: none

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 38

Total work force: 3,364 Average unemployment rate: 6.2%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	5	15	150.13
Mining	38	448	444.99
Construction	29	106	358.68
Manufacturing	19	205	433.03
Trans. Comm. & Utilities	28	216	453.94
Wholesale Trade	9	26	393.36
Retail Trade	52	372	182.37
Finance, Insurance, Real Estate	10	63	339.92
Services	61	592	299.09
Public Administration	17	162	294.63

Major Industry/Resources:

Major Employers	Product	No. Employees
Wyoming Refinery	Gas/Oil/Diesel	100
Pope and Talbot	Lumber	120
Dixon Brothers	Trucking	155
Updike Brothers	Oil Field Service	150
Weston County Hospital	Health	95
School District #1	Education	163

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Diane Giffen	746-2705

LOCAL CONTACT

Weston County Economic Development
211 South Seneca
P.O. Box 7
Newcastle, WY 82701

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

WHEATLAND, WYOMING
1989
COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 250 Salt Lake City 394 Phoenix 1,042 Seattle 1,557

San Francisco 1,205 Chicago 896 Dallas 1,031 New York 1,871

POPULATION

	CITY	COUNTY
1980	5,816	11,975
1985	4,177	8,595
1989	4,704	9,600

CLIMATE

Temperature: Annual Average 50.9 Monthly Average (January) 30.7 (July) 72.6

Precipitation: Annual Average 9.50" Humidity: Annual Average na

Annual Average Rainfall 9.50" Annual Average Snowfall 38.0"

Sunshine Days: 286 Average Growing Season: 180 days

Elevation: 4,638 Feet

GOVERNMENT

Type: Municipality

Police Department: Fulltime 10 Volunteer 0

Fire Department: Fulltime 0 Volunteer 35 Insurance Rating: 4

911: Yes X No ___ Building Codes: na

Planning Commission: Yes X No ___ Business License Required: Yes ___ No X

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___

TAXES
(Local)

Assessed Valuation: City: $8,139,811 County: $93,435,013

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 44.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#Schools	2	1	1	0	0
T-P Ratio	14:1	14:1	14:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 50,000

Day Care Centers: 3

Churches: Catholic: 1 Protestant: 13 Jewish: 0 Other: 0

Commercial: Shopping Centers: 0

Hotel/Motels: 7 Total rooms: 200

RV Parks: 2 Total Spaces: 27

Conventions Facilities: 1 Capacity: 100

Medical Facilities: Hospitals: 1 Beds: 43

Nursing Homes: 1 Total Rooms: 42

Doctors: 6 Dentists: 2

Ambulance Service: Yes: X No:

Communications: Newspapers: 2 Daily: 0 Weekly: 2

Radio Stations: AM: 1 FM: 1 Public: 0

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 1

Recreation: baseball fields: 4 tennis courts: 4 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 1

skating rinks: 0 movie theaters: 1 outdoor movies: 0

recreation center: 1 number of parks: 4 other: 0

Area Attractions/Distance: Oregon Trail Ruts and Register Cliff, 24 m.; Sybille Game Refuge 24 m.; Laramie Peak mountain range, 15 m.; Glendo State Park, 31 mi.; Guernsey State Park, 24 m.; Grayrocks Reservoir, 15 m.; Diamond Guest Ranch, 42 m.

Cultural Attractions: Platte County Players (theatre group)

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1,620	1,604	16	$ 42,500	94	90	4
Mobile Home	247	223	78	$ 16,00	13	8	5
Multi Family	120	0	120	$ 250/mo.	30	0	30
Senior Housing	45	0	45	$ HUD Sec. 8	0	0	0
Other Potential	150	0	150	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Town of Wheatland Contact: City Hall Telephone # 332-2962

Maximum generating capacity: na peak load: 5,418 Loop System: Yes - No -

Industrial rates: first 350 kwh $35, remainder per usage

Natural Gas: Suppliers: KN Energy Contact: Wheatland Office Telephone # 322-3893

Maximum capacity: na (mcf) peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Wheatland Contact: City Hall Telephone # 322-2962

Maximum daily capacity: 5 M (GD-Gallons/Day) Peak daily demand: 3.5 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes - No - Industrial rates: na Tap Fees: $350 for ¾" $600 for 1"

Sewer: Treatment plant: Lagoon Tap Fees: $750

Present load: .300 M (GD) Capacity: .500 M (GD)

Solid Waste Disposal Available: Yes X No ____

TRANSPORTATION

Major Highways: I-25 Nearest Interstate 1 miles

Railroad: Burlington Northern Colorado and Southern

Trucking Firms/distance to nearest terminal Lock Trucking, 1 m.; Rumsey Trucking, 1 m.

Airport: Wheatland Municipal Airport

Runway Length: 4,775 feet Type of Surface: asphalt

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: none

Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: UPS Distance to Terminal: 70 mi.

Bus Service: Powder River Transportation

Public Transportation: none

Express Service: Federal Express; UPS Overnight

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 4,722 Average unemployment rate: 5.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	284	2,762	327
Mining	4	115	562
Construction	30	135	360
Manufacturing	8	32	328
Trans. Comm. & Utilities	29	533	622
Wholesale Trade	13	63	295
Retail Trade	82	646	146
Finance, Insurance, Real Estate	17	79	357
Services	80	881	266
Public Administration	6	153	254

Major Industry/Resources:

Major Employers	Product	No. Employees
Basin Electric	Electricity Generation	350
Platte County School District	Education	264
Platte County Memorial Hospital	Health	130
Basin Engineering	White Dolomite	35
C.H. Brown Company	Farm Implements	30
Lock Trucking	Transportation	30

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Barry Cook, Town Clerk	322-2962

LOCAL CONTACT

Platte County Chamber of Commerce
P.O. Box 427
Wheatland, WY 82201

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425

WORLAND, WYOMING
1989
COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 440 Salt Lake City 398 Phoenix 1,133 Seattle 956

San Francisco 1,167 Chicago 1,174 Dallas 1,234 New York 2,002

POPULATION

	CITY	COUNTY
1980	6,391	9,496
1985	6,619	9,835
1989	6,789	10,088

CLIMATE

Temperature: Annual Average 44.3 Monthly Average (January) 14.8 (July) 72.1

Precipitation: Annual Average 7.51" Humidity: Annual Average 50%

Annual Average Rainfall 7.51" Annual Average Snowfall 28.0"

Sunshine Days: 320 Average Growing Season: 131 days

Elevation: 4,061 Feet

GOVERNMENT

Type: Mayor - Council

Police Department: Fulltime na Volunteer na

Fire Department: Fulltime 0 Volunteer 28 Insurance Rating: 5

911: Yes - No - Building Codes: na

Planning Commission: Yes X No ___ Business License Required: Yes - No -

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___

TAXES
(Local)

Assessed Valuation: City: $16,500,000 County: $66,000,000

Tax Levy (mills) City: 5.00 County: 68.37 Schools: 25.00

Industrial property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES

(State)

Worker's Compensation: Costs vary from 0.11% to 3.80%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,300 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H.S.	Colleges	Private Schools
#.Schools	3	1	1	0	1
T-P Ratio	22:1	18:1	16:1	na	na

Vocational Schools: 0

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U.S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 65,000

Day Care Centers: 4

Churches: Catholic: 1 Protestant: 24 Jewish: 0 Other: 0

Commercial: Shopping Centers: 2

Hotel/Motels: 7 Total rooms: 173

RV Parks: 1 Total Spaces: 62

Conventions Facilities: 1 Capacity: 300

Medical Facilities: Hospitals: 1 Beds: 36

Nursing Homes: 1 Total Rooms: na

Doctors: 8 Dentists: 6

Ambulance Service: Yes: X No:

Communications: Newspapers: 1 Daily: 1 Weekly: 0

Radio Stations: AM: 1 FM: 1 Public: 1

Cable TV: Yes: X No:

Telephone Service Provider: U.S. West

Post Offices: 1 Class: First Overnight Mail Services: 2

Recreation: baseball fields: 1 tennis courts: 4 swimming pools: 1

golf courses: 1 bike paths: 0 soccer fields: 3

skating rinks: 2 movie theaters: 1 outdoor movies: 0

recreation center: 0 number of parks: 9 other: 1

Area Attractions/Distance: Big Horn National Forest, 30 m.; Hot Springs State Park, 35 m.; Yellowstone National Park, 143 m.; Big Horn Canyon National Recreation Area, 75 m.; High Park Ski Area, 50 m.

Cultural Attractions: Washakie County Museum; Ten Sleep 4th of July; Dad Worland Days

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS

	OCCUPIED UNITS			AVERAGE COST OF HOUSING	VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,421	2,532	646	$ na	243	na	na
Mobile Home	589	402	112	$ na	75	na	na
Multi Family	641	117	420	$ na	102	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P and L Contact: na Telephone # na

Maximum generating capacity: 17,400 KVA peak load: 10,000 KVA Loop System: Yes - No -

Industrial rates: na

Natural Gas: Suppliers: NGP, WB Pipeline Contact: na Telephone # na

Maximum capacity: 50 (mcf) peak demand: 6 (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $4.86/mcf

Water: Supplier: City of Worland Contact: na Telephone # na

Maximum daily capacity: 12 M (GD-Gallons/Day) Peak daily demand: 3 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: na

Loop System: Yes - No - Industrial rates: $1.00/thousand gal Tap Fees: 1"-$625, 2"-$1,700,4"-$3,500

Sewer: Treatment plant: Aerated Lagoon Tap Fees: $75-100

Present load: 1.12 M (GD) Capacity: 1.95 M (GD)

Solid Waste Disposal Available: Yes X No ___

TRANSPORTATION

Major Highways: US 16, 20 Nearest Interstate 90 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Rolling Hills Trucking, Edson Express, North Park Transportation, Key Trucking, Gene Reichert Trucking, Swing Trucking (all local)

Airport: Worland Municipal

Runway Length: 7,004 feet Type of Surface: asphalt

Lights: Yes X No ___ Tower: Yes ___ No X

Instrument Landing System: Yes X No ___

Airlines serving area: Mesa Airlines

Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes X No ___

Parcel Service: U.P.S. Distance to Terminal: local

Bus Service: Cody Bus Line

Public Transportation: Senior Citizens Bus

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 20

Total work force: 4,832 Average unemployment rate: 9.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry & Fisheries	-	-	-
Mining	34	151	463
Construction	34	147	377
Manufacturing	13	453	495
Trans. Comm. & Utilities	33	218	468
Wholesale Trade	29	136	331
Retail Trade	76	479	189
Finance, Insurance, Real Estate	20	131	334
Services	85	785	301
Public Administration	21	249	324

Major Industry/Resources:

Major Employers	Product	No. Employees
Fremont Beverages	Soft Drinks	130
Crown Cork and Seal	Metal Cans	115
Holly Sugar	Sugar	60

INDUSTRIAL PROPERTIES

Local Contact	Telephone No.
Mark E. Reid	347-2486

LOCAL CONTACT

STATE CONTACT

Economic Development and Stabilization Board
Herschler Building, 3rd Floor East
Cheyenne, Wyoming 82002
(307) 777-7284
1-800-262-3425